

Community Preservation Committee Town of Belmont

CPA Funding - Special Application

A copy of the completed Preliminary Application must be submitted to the following address by no later than noon on the Friday before the CPC's next scheduled meeting:


Community Preservation Committee
c/o Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Please refer to page 27 of the most current version of Belmont's CPA Plan to ensure that your project meets the criteria for Special Application Process, off-cycle funding:

https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/2021-09-14_fy23_cpa_plan.pdf.

Project Title: Restoration of Benton chimney & accompanying building repairs
Project Location: 75 Oakley Road, Belmont, MA. 02478
Applicant/Contact Person: Elizabeth Gibson, President
Organization: Friends of the Benton Library, Inc.
Mailing Address: P.O. Box 425, Belmont, MA. 02478
Telephone: 617-803-8002. **E-mail:** Esgibson5@gmail.com

Signature  **Date** March 10, 2022

Signature  **Date** 3/10/22

CPA Category (refer to chart on the following page and check all that apply):

- Community Housing
- Historic Preservation
- Open Space
- Recreation

Amount Requested: \$150,000

Total Project Cost: \$150,000

It is required that information about the project be in writing and available for review by the Community Preservation Committee. This is also an opportunity for project sponsors to ask the CPC any questions regarding the application process.

Brief Description of Project

Include the address/location and current owner of the property, as well as any critical dates. Please attach supplemental information (photographs, drawings, documents, etc.) as desired

The Everett C. Benton Library is located at 75 Oakley Road in Belmont, MA. The building is owned by the Town of Belmont and licensed for use as a library to the Friends of the Benton Library, Inc., a 501 (c)(3) organization.

On February 10, 2022 the building's fieldstone chimney collapsed. The Friends of the Benton Library is requesting funding to rebuild the stone chimney and repair the parts of the building damaged by the collapse. There was damage to some roofing boards, roofing shingles, one rafter, and the bulkhead. It also impacted our ability to use the furnace, which vents through the chimney.

The project will include rebuilding the chimney, repairing the roofing boards and the rafter, installing a new bulkhead, and new roofing shingles. We will have to get a new chimney pipe or liner to vent the furnace. We would also like to remove the non-functioning ventilation fans at the top of the building when the roof is redone. Those fans are not original to the building. We would like to work with a building consultant to coordinate the rebuilding project.

Brief Description of Benefit

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines

The Benton Library building is one of the most historic buildings in Belmont and the chimney is an integral part of the historical integrity of the building. Rebuilding the chimney and repairing the building is a very worthwhile restoration effort that will benefit the Town of Belmont.

The Benton Library building was built in 1892 to serve as a chapel for an Episcopal boys school. It is located on the former grounds of John Perkins Cushing's 1849 estate, Belmont, which the town is named after. The building was

donated to the Town of Belmont in 1930. It served as a branch library of the Belmont Public Library until 2009. In 2011 the Friends of the Benton Library licensed the use of the building from the town and reopened it as an independent library, run by volunteers and supported by donations.

The chimney will be rebuilt to its prior appearance using the original stones. It is important to do this as soon as possible to insure the original stones don't deteriorate. The original stones are on site.

Brief Description of Circumstances that meet Special Application Process Requirements

We are asking for emergency consideration because this was a sudden event and it is important to take care of it in a timely manner.

The building has been secured against the elements and the furnace has been shut off. Because of the cold outside temperatures, the water has also been turned off. We are hoping to get the rebuilding process started as soon as possible so our building systems can function normally, our volunteers can return and the library can be reopened.

We became aware of a possible problem with the chimney in December of 2021. We notified town employees and got some professional advice on how to think about the chimney's needs. A variety of options were considered. It was recommended that we stabilize and then rebuild the chimney; we were soliciting bids from masonry contractors. We had also hired a building consultant to help coordinate the process. We were not expecting the chimney to fall down, but we have since learned there were long term problems with the mortar that were not obvious from the outside.

We are still collecting information about costs. We anticipate getting more information from the insurance company and from various contractors. As information becomes available, we will share what we learn with the Community Preservation Committee.





