



EXISTING CONDITIONS ASSESSMENT

BELMONT, MA CIVIC COMPLEX

TOWN HALL | SCHOOL ADMINISTRATION BUILDING | HOMER BUILDING

OCTOBER 13, 2023



Spencer Preservation Group

PRESERVATION ARCHITECTS

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“Pleasant Street Historic District” National Register of Historic Places  
Nomination Form 1979  
  
Inventory Form B: Belmont Town Hall  
  
Inventory Form B: School Administration Building  
  
Inventory Form B: Homer Building: Town Hall Annex

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## EXECUTIVE SUMMARY & METHODOLOGY

It has been a privilege to assess and provide recommendations for the stabilization and preservation of the historic Belmont Civic Complex.

The Spencer Preservation Group was engaged by the Town of Belmont in June of 2023 to conduct conditions assessments of the exterior envelopes at three buildings, including the Belmont Town Hall, School Administration Building, and Homer Building, and to provide recommendations and estimates for their stabilization. The study was commissioned by the Belmont Historic District Commission on behalf of the Town. Cost estimates developed in this report will be used to seek funding to stabilize the buildings to arrest further deterioration.

On August 24 and September 1, 2023 our team visited the Town Hall and adjacent buildings to perform our investigations. With assistance from the Belmont Department of Public Works to gain entry, the team inspected all three buildings and documented conditions with photos. No destructive investigation was performed, but the use of an aerial lift allowed easy viewing of various structural components and the condition of finishes.

Over the next several weeks we reviewed our field notes and evaluated stabilization requirements with the goal of describing work that would be necessary to halt areas of ongoing serious deterioration, allowing time to plan for full restoration in the future. To determine what work was most crucial, both structural and building envelope assessments were critical for each building. The narrative in this report assesses structural conditions and building elements, and provides suggested treatments and priorities. Stabilization repairs were quantified and estimated.

With a scope of work and estimate in hand, the Belmont Historic District Commission will approach the Community Preservation Committee with a request to fund the urgent stabilization work.

The urgent repair work recommended at the School Administration Building (Phase IA), which consists of limited repair work to the copper roof and south chimney, is estimated at **\$159,695**. The critical reconstruction of the collapsing southeast retaining wall at the Town Hall (Phase I) is estimated at **\$1.3 million**. Subsequent phased work at all three buildings are as follows:

Town Hall - Phase II (by 2033): **\$575,517**

School Administration Building Phase IB (by 2028): **\$218,502**

School Administration Building Phase II (by 2033): **\$489,647**

Homer Building Phase I (by 2025): **\$313,545**

Homer Building Phase II (by 2028): **\$111,669**

### MOVING FORWARD

With an understanding of the current physical state of each of the building envelopes, the stewards of the complex now have a framework to guide their stabilization, preservation, and restoration. This report can also serve as a platform for pursuing funding support.

The Community Preservation Act offers a real prospect for support of the stabilization and preservation of the buildings.

## THE REPORT

Part One of the report, Existing Conditions and Treatment Recommendations, includes a brief history of each building, physical descriptions, examinations of conditions at each building, both exterior and interior, from roof slates to framing to the foundation, and recommendations for repair. A structural and masonry assessment by Structures North Consulting Engineers makes important observations and recommendations. Note: Mechanical, electrical, plumbing, sanitary and water systems assessment were not within the scope of this study.

Part Three, Cost Estimate, distills the existing conditions information with a summary of probable costs for stabilization, future restoration, and rehabilitation of the building. The Appendix includes the following documents:

- 1979 nomination form to the National Register of Historic Places for the Pleasant Street Historic District wherein the Town Hall and School Administration buildings are included as contributing structures.
- The Inventory Form B for the Belmont Town Hall on file with the Massachusetts Historical Commission.
- The Inventory Form B for the School Administration Building on file with the Massachusetts Historical Commission.
- The Inventory Form B for the Homer Building: Town Hall Annex on file with the Massachusetts Historical Commission.

This report includes existing conditions drawings with recommended scope notes that were produced by Spencer Preservation Group.

## METHODOLOGY

The Conditions Assessment Report represents a collaborative effort between Spencer Preservation Group (SPG), its consultant, Structures North Consulting Engineers (structural engineers), and the Town of Belmont. The Town was represented by David Blazon, Director of Facilities.

The project team was assembled and directed by Lynne Spencer, partner and preservation principal at Spencer Preservation Group. On-site building documentation and assessment was directed by preservation architect and principal, Doug Manley, and carried out by architect and principal, Shawn Willet, and architectural designer, Meghan Rodenhiser. Meghan prepared the conditions assessments, recommendations, scope drawings, and coordinated the assembly of this report.

SPG assessed conditions at the building envelope and interior and documented them with narrative and photographs. The consultants conducted surveys and prepared reports on their respective areas of study and provided treatment recommendations.

All photographs were taken by Spencer Preservation Group unless otherwise indicated. The final report was issued both as a printed document and in electronic format as a portable document format (pdf).



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# BELMONT TOWN HALL

## Roof

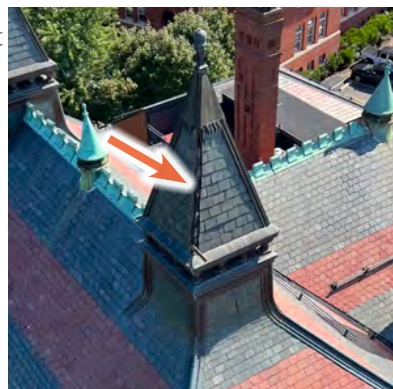
### OBSERVATIONS

Designed by the architect Henry W. Hartwell in 1881, the Belmont Town Hall stands as a symbol of Belmont’s commitment to civic life and reflects its late 19th century prosperity. With its steep, polychrome slate roof, dramatic conical turret, twin ventilation cupolas, crenelated copper cresting, and intricate terracotta bas-reliefs, the Town Hall is an excellent example of the Queen Anne/Romanesque Revival style in public architecture **[Image A-01]**.

The polychromatic slate roof is one of the Town Hall’s most impressive original features, combining gable and hipped roof shapes with conical turrets. Across the roof, the slates are arranged in wide, color-blocked bands of gray and red, mixing both rectangular and clipped corner slates at the gable and hipped roofs and scalloped slates at the conical roofs, where they decrease in size as they climb. Overall, the slate appears to be in relatively good condition, though there are several locations where the slates have cracked, slipped, or are altogether missing. At the time of this report, a roofing project was underway to selectively replace slates and repair damaged sections of the roof **[Image A-02]**.

The valley flashings and hip caps at the Town Hall, as well as the ridge cap at the addition, have been replaced within the last 20 years as the copper has patinated to a dark brown color **[Image A-03]**. The only visible damage to these elements can be seen at the southwest corner of the southern ventilation cupola, where a hip cap is missing, exposing the sheathing below and along the ridge cap where there are several broken solder seams **[Image A-04 & A-05]**.

To prevent water damage and moisture infiltration, the hip cap should be replaced as soon as possible and the ridge cap should be cleaned and re-soldered.



**Image A-04:** Missing hip cap at southern ventilation cupola. roof sheathing is exposed.



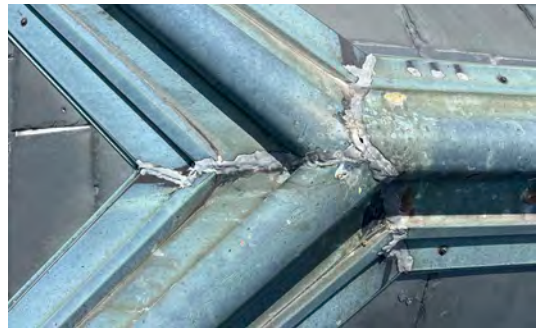
**Image A-01:** View of the south elevation of the Belmont Town Hall, constructed in 1881.



**Image A-02:** Aerial view of the polychromatic slate roof featuring copper crenelated cresting, turrets, and cupolas.



**Image A-03:** Aerial view of the roof showing recently replaced hip caps and valley flashing.



**Image A-05:** Broken solder seam at ridge cap over the northeast addition of the Town Hall.



**Image A-06:** Original crenelated copper crestring is in poor condition due to age and weathering.



**Image A-07:** Ferrous nails were driven through the crestring to attach it to the roof. Mastic used to seal broken seams.



**Image A-08:** View of copper ventilation cupola intergrated with the crenelated crestring at the north-south ridge.



**Image A-09:** View of the original copper floral finial at the west gable end (Left) and the missing finial (Right)

While the hip caps and valley flashings were replaced, the original crenelated copper crestring remains. The crestring is in poor condition due to age and weathering [Image A-06]. Many of the solder seams binding the crenelations together have split, allowing water to seep below the copper. Several attempts have been made to seal these seams using mastic, though the mastic has also begun to crack. In addition to the damage at the solder seams, the copper crestring has corroded and deteriorated where ferrous nails were driven through the metal to attach it to the roof [Image A-07]. The nails puncturing the copper and the slate below create a path for water to travel behind the copper and onto the sheathing. Ferrous fasteners in copper create galvanic corrosion, accelerating the deterioration of the copper. Given the age and the poor condition of the copper crenelations, it is recommended that they be removed and recreated.

Integrated into the crenellations along the north-south and east-west ridges are two ventilation cupolas made entirely of copper. These cupolas are small compared to the ones clad in slate on the north-south ridge and show similar signs of age and deterioration as the crenelations [Image A-08]. The solder seams where the crenelations meet the cupolas have been coated in black mastic and ferrous metal netting has been wrapped around the open portion of the cupola to keep birds from nesting. Cracks and openings in the metal walls of the cupola are present and could lead to water infiltration. It is recommended that the copper ventilation cupolas be recreated at the same time as the copper crenellations.

There is a unique, original detail that remains on top of the crenellations at the west gable, a floral copper finial. Part of the floral/natural theme seen elsewhere in the decorative elements of the building, this floral finial was originally found on both the south and west gable ridges. Though still present at the west gable ridge, it is missing from the south and the iron neck attaching the finial to the base is corroded [Image A-09]. The existing finial should be salvaged and reinstalled once the iron neck and copper base have been replaced. A replica of the floral finial should be installed at the south gable ridge with the copper isolated from the iron.

There are other locations across the Town Hall where original copper details remain, the most prominent of which being the gable ornamentation at the south and west elevations. At both gables, the copper moldings show significant signs of deterioration, including open miter joints, broken and messy solder seams, and warped/damaged sections of copper [Image A-10]. In several locations, mastic was used to prevent water infiltration, and ferrous nails were used to reattach or secure the copper to the masonry, damaging the decorative brick [Image A-11]. Much like the crenellations, these copper details are at the end of their life expectancy and require replacement.

The condition of the copper finial over the projecting bay at the south elevation is similar to the condition of the gable ornamentation. Like the moldings, the finial is aged and deteriorated and relies heavily on mastic and secondary flashing to prevent water infiltration [Images A-12 & A-13]. Though originally attached to the roof using screws, the finial is no longer securely anchored, as the remaining screws can be removed by hand. Given its condition, combined with its integration with the gutter, the finial is at high risk for further wind and water damage. At a minimum, the copper finial needs to be removed and recreated, using copper cleats to fasten it to the roof. Further study is required to determine how to best detail the intersection of the finial with the gutter.

The final decorative copper detail of note is the weathervane located at the top of the turret. While the turret cap has been recently replaced, (likely at the same time as the valleys and hip caps) the weathervane is original, though incredibly damaged. Large portions of the weathervane are



**Image A-10:** View of deteriorated decorative copper moldings at the south gable end. Condition is typical across



**Image A-11:** Damaged decorative brick cornice as a result of deteriorating copper and face nailing.



**Image A-12:** View of severely deteriorated original copper finial at south projecting bay window.



**Image A-14:** Significantly deteriorated original copper weathervane at the top of the turret. Much of the weathervane is missing.



**Image A-13:** Heavy mastic and other patching to prevent water infiltration at questionable gutter intersection.



**Image A-15:** Heavy mastic wash over deteriorated copper skirt at the base of the turret roof.



**Image A-16:** Deteriorated copper cricket and flashing between the turret and chimney. Heavily coated with mastic.



**Image A-17:** Severely deteriorated copper skirt, cornice, and flashing turret roof and chimney.

missing and what remains is heavily corroded and at risk of falling [Image A-14]. For safety reasons, the existing weathervane should be removed and replaced with a replica of the original weathervane.

The copper skirt at the base of the turret roof is in extremely poor condition. Black mastic was washed over the entire surface of the copper in an attempt to seal any pinhole openings and prevent water from seeping into the tower [Image A-15]. A similar treatment was given to the copper cricket between the turret and the chimney to the north. Further inspection of the cricket and associated flashing uncovered multiple broken solder seams, corroded counter-flashing, open joints at flashing reglets, and ferrous nails embedded in the mortar joints securing the flashing. Sealant has been used at the vertical flashing to prevent water infiltration, however, the entire area is compromised [Image A-16 & A-17]. To prevent future damage, the deteriorated copper skirt should be replaced in kind. The cricket between the turret and chimney should be rebuilt and new copper flashing installed with urethane sealant at flashing reglets.

It is important to note that there is currently no lighting protection at the Town Hall. Installing lighting rods at the high points of the roof would help to protect the building from a direct lightning strike and prevent any subsequent fire.

## RECOMMENDATIONS

- Replace existing crenellated copper ridge caps with new to match existing. Use copper cleats to fasten ridge cap to the roof.
- Replace existing copper ventilation cupolas with new to match existing.
- Replace all ridge flashing with new 20 oz copper and replace damaged slates at ridge line.
- Salvage existing floral finial at the west elevation. Replace the iron neck and copper base and reinstall the finial. Recreate the finial at the south gable ridge.
- Replace existing decorative copper with new to match existing in size and profile.
- Recreate copper finial at southern bay window projection. Use copper cleats to fasten the finial to the roof. Further study is required to determine how to best detail the intersection of

the finial with the gutter.

- Replace deteriorated copper skirt at the turret with new 20 oz copper.
- Rebuild the existing cricket between the turret and chimney. Install new flashing with urethane sealant at flashing reglets.
- Repair/ replace damaged sheathing at the southern ventilation cupola. Install new hip cap to match existing.
- Clean and re-solder broken solder seams at copper ridge cap over addition.

## RAINWATER CONTROL

### OBSERVATIONS

Copper gutters and downspouts are the primary means of rainwater control across the Town Hall. Based on the color of the patinated copper, it is probable that the gutters and downspouts were replaced at the same time as the hip caps and valley flashings. The copper gutters are high-back, k-style (cyma recta) gutters with twisted hangers intermittently spaced across the length of the gutter. Overall, the gutters appear to be in good shape, with a few solder seams beginning to crack [**Image A-18**]. The primary issue with the gutters is the pitch. In several locations across the Town Hall, water and debris are collecting in the gutters away from the downspouts, suggesting an issue with the pitch [**Image A-19**]. Continued collection of water/debris could lead to further deflection of the gutters.

Unlike most downspouts which sit proud of a wall, the copper downspouts on the Town Hall are inset into the brick walls with copper straps holding them in place [**Image A-20**]. Typically the soldered seams are located at the back of the downspouts, obscuring them from view. While this is more aesthetically pleasing, it makes it difficult to note if there are any broken seams or moisture issues. Inspection of the masonry joints behind the downspouts is recommended to check for any signs of mortar deterioration or damage to the downspouts.

Though most of the downspouts are inset, there are several instances where the gutters are proud of the wall, including to the east of the projecting bay, to the east of the south gable, and around the addition.



**Image A-18:** Typical k-style copper gutter at south west corner of the Town Hall. Note the open miter joint.



**Image A-19:** Water and debris collecting in the gutters away from the downspouts, suggesting an issue with the pitch.



**Image A-20:** View of inset copper gutters at the south elevation. Copper gutters typically drain into cast iron boots.



**Image A-21:** Slipping jack arch and step cracking at ground floor windows at south elevation



**Image A-22:** Slipping jack arch and step cracking at ground floor windows at south elevation. Note widened joint at arch.



**Image A-23:** Slipping jack arch and step cracking at the second floor window at north elevation .

These downspouts appear to be in good condition. The downspouts drain into cast iron boots at the foundation of the building, though it is not currently known where they take the water.

## RECOMMENDATIONS

- To correct the pitch install an insert in copper gutter to direct water towards the downspout.
- Inspect the brick joints behind the inset copper downspouts. Remove and salvage downspouts as needed to repoint any deteriorated mortar joints. Re-install downspouts.
- Inspect the underground drainage system to determine the condition of the cast-iron boots and pipes and determine the drainage location.
- Remove debris from gutters. Clean and re-solder copper gutters and downspouts as needed.

## MASONRY WALLS: 1881 PORTION

### OBSERVATIONS

The masonry walls of the Belmont Town Hall are comprised of brick, brownstone, and terra-cotta. Overall, the brick masonry across all four elevations is in good condition, with minimal amounts of pitting or scarring, typical of 140-year-old brick. The condition of the brick is likely due in part to the thickness of the masonry joint, about a ¼ inch thick, limiting its exposure to the elements. Though the majority of the brick masonry is in good condition, there are several areas of concern.

On the south elevation, between the portico and the turret, the two jack arches above the ground floor windows have slipped, resulting in significant step cracks running from the jack arches to the sills of the windows above [Image A-21]. It appears that the gaping mortar joints of the arches were repointed after they began to slip; however, that repointing has only further displaced the bricks, causing partial loss of support to the masonry above [Image A-22]. This is not only a critical structural issue, but a potential point of entry for water. If left unchecked, water can seep into these cracks causing them to expand as a result of the freeze-thaw cycle, further compromising the brick masonry. To stabilize the wall, the jack arches need to be shored and rebuilt in place. The area above the jack arches needs to be deep cut and repointed,



using slate shims and mortar to infill any widened gaps.

In addition to those on the south elevation beside the turret, there are three more slipping jack arches, one on the second floor at the east elevation, one on the second floor at the north elevation, and one at the projecting bay window at the south elevation [Image A-23]. All three arches will have to be shored and rebuilt as described above. Step cracking is also present above the round-arched entry to the portico at the south elevation. The stress of the shifting bricks caused the front of the keystone to shear off, leaving the brick and mortar joints exposed [Image 24]. Similar to the jack arches, the round arch will need to be shored before deep cutting and repointing can occur to repair the step cracks.

Also at the south elevation are two instances of spalling: one at the west side of the intrados of the main entry arch, and the second at the east column of the portico. Spalling typically occurs when the brick is exposed to moisture, either through a crack in the brick or through damaged mortar, causing the surface of the brick to peel and flake as a result of the freeze-thaw cycle. Given that the rest of the intrados is in good condition, it is likely that the spalling was the result of water infiltrating isolated damaged brick units [Image A-25]. In this case, the recommendation would be to cut and repoint the deteriorated mortar joints, leaving the damaged brick in place, and watch for any further spalling.

The spalling and deterioration of the brick at the south portico is likely the result of a combination of several factors including overuse of de-icing salts, prolonged exposure to the elements, and the deterioration of gutters that have since been replaced [Image A-26]. The continuous exposure to water eroded both the brick and the mortar joints, resulting in the present damage. Similar to the



**Image A-24:** Slipping round arch and step cracking at the south portico. Note the broken keystone at the center of the



**Image A-25:** Isolated spalling at the west side of the intrados of the main entry arch.



**Image A-27:** Area of efflorescence at interior brick masonry above east facing arch of south portico.



**Image A-26:** Deteriorated and spalling brick masonry at the interior of support column at south portico.



**Image A-28:** Deterioration and efflorescence at base of east entry vestibule caused by rising damp and de-icing salts.



**Image A-29:** Mortar deterioration and efflorescence at decorative brick cornice caused by prior leaking gutters.



**Image A-30:** View of west elevation showing varying types brick banding that circumvent the Town Hall.



**Image A-31:** View of brownstone and brick banding at the turret. Note the erosion at the brownstone band.

main arch, it is recommended that the deteriorated masonry be cleaned, cut, and repointed to arrest any further damage.

At the entry vestibule on the east elevation, there is a considerable amount of efflorescence and brick deterioration at the base of the wall, likely as a result of rising damp and overuse of de-icing salts [Image A-28]. This has not only caused the efflorescence but has also resulted in significant mortar loss and spalling on either side of the door. Given the condition of the masonry, it is recommended that the brick be replaced with salvaged or new to match existing and the remaining masonry be cut and repointed.

Typical of the Victorian era, there is a considerable amount of decorative brickwork and masonry found across the 1881 portion of the Belmont Town Hall. The decorative brick cornice consists of molded, egg-and-dart, and dentil clay bricks set atop a cavetto bedmould. There are only a few locations where the cornice shows signs of minor mortar deterioration and efflorescence, such as at the projecting bay to the south and over the lower arched windows on the west elevation [Image A-29]. This damage was likely caused by leaking gutters, which have since been replaced. There are also several instances where the cornice bricks have cracked or spalled, either due to age and weathering, prolonged water damage, or improper use of face nails to fasten copper to the masonry. For severely deteriorated bricks, it is recommended that they be replaced, in kind.

In keeping with the Romanesque Revival style of the building, there are several types of decorative brick banding and reliefs that circumvent the original portion of the Town Hall. These elements make use of protruding, recessed, and offset bricks to form various patterns seen on the south, east, and west elevations [Image A-30]. Where the tops of these bands protrude from the wall plane, the vertical-facing mortar joints are at risk of water infiltration and erosion. While there is currently limited mortar loss at these joints, applying a thin mortar wash at the top course would protect the bands from future damage and deterioration. A similar mortar wash should be applied to projecting bricks at the various chimneys.

In addition to the brick banding, brownstone was also used at the Town Hall, both as a decorative

band element and as a watertable. Overall the brownstone is in decent condition, with varying levels of staining and biological growth across all four facades. As it is a softer stone, and given the age of the building, it is not surprising that several of the brownstone units have begun to experience the effects of weathering, including scaling and erosion [Image A-31 & A-32]. Though there is deterioration present, it has not affected the structural integrity of the stone to the point where it needs replacement. It is recommended that the stained brownstone be gently cleaned using non-abrasive methods and watched for any further deterioration.

Of all the decorative details on this building, the terra-cotta bas-reliefs found at the gables, turret, and south elevation are the most elaborate and intricate. These reliefs range in style from heavily geometric at the turret, to featuring natural elements such as florals and foliage at the south elevation. In the gables, the design of the terracotta blends these two distinct styles, focusing on geometric swirls and sweeps with floral motifs throughout [Image A-33 & A-34]. As noted in previous sections, the floral motif is one found across the building.

**RECOMMENDATIONS**

- Shore and rebuild slipping jack arches and slipping round arch. Deep cut and repoint step cracks and surrounding brick. Use slate shims to infill widened gap.
- Mortar analysis should be conducted in order to match new mortar to existing.
- Cut and repoint spalled brickwork at intrados. Leave the damaged brick in place and watch for any further spalling.
- Clean, cut, and repoint deteriorated brick masonry to arrest any further damage. Replace severely deteriorated brick be replaced with salvaged or new to match existing.
- Clean brick masonry to remove efflorescence at the decorative brick cornice. Replace severely deteriorated cornice bricks in kind.
- Add mortar wash to projecting brick at chimneys and, banding, and window hoods to protect sky-facing joints.
- Gently clean brownstone using non-abrasive methods and watch for any further deterioration.



**Image A-32:** Staining, scaling, and open joints at brownstone watertable typical across the building.



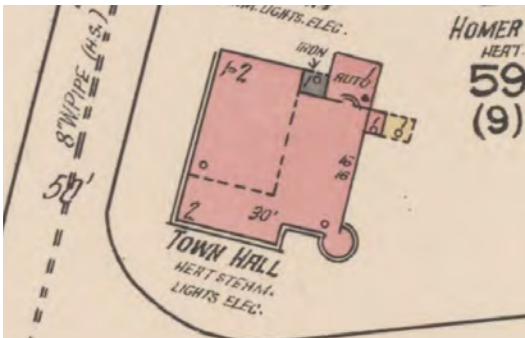
**Image A-33:** Aerial view of the southeast corner of the building showing different geometric terra-cotta decorations.



**Image A-34:** View of the south gable showing different floral/naturesque terra-cotta decorations.



**Image A-35:** View of the north elevation of the Town Hall addition showing the three different brick colors.



**Image A-36:** Town Hall on the 1922 Sanborn Map of the area. Note the single story addition labeled "auto".



**Image A-37:** Vertical cracks in brick masonry below the first floor cast stone window sills at the north elevation.



**Image A-38:** Spalling at brick masonry below the cracked first floor cast stone window sills at the north elevation.

## MASONRY WALLS: NORTHEAST ADDITION

### OBSERVATIONS

It is evident from the color of the bricks that the addition, located at the northeast corner of the Town Hall, was built in multiple stages, with the first stage of construction occurring sometime between 1915 and 1922 [Image A-35]. The original purpose of this addition was as an "auto garage" for the early Belmont Police Department, which occupied several rooms in the basement until 1931. Its use as a garage, noted on the 1922 Sanborn Map of the area [Image A-36], explains the size and shape of the first floor windows at the east elevation, which resemble large bay doors. The original footprint of this addition was smaller than it is today, with the rear wall located between the far west window and the double door on the north elevation where there is currently an expansion joint. It is not known when the addition was expanded and the top two levels were added, but the difference in brick color suggests each level was constructed separately.

In comparison to the rest of the building, the brick masonry at the addition has not held up as well as the rest of the Town Hall. At the north elevation of the addition, there are multiple locations at the first floor level where vertical cracks have formed and the masonry below the window sills have spalled [Image A-37 & A-38]. According to Structures North, structural engineers, this cracking and deterioration is likely the result of the unloaded brick below the window sills expanding, causing both the brickwork and the sills to bend and crack upward. Without intervention, the masonry will continue to crack and expand, allowing water to infiltrate the building, causing both structural and internal damage. It is recommended that the deteriorated brickwork be reconstructed and the cast stone sills replaced.

At both the east and north elevations of the addition, there are areas of bulging masonry at the second-floor windows [Image A-39]. Unlike the windows on the original portion of the building, which rely on jack arches to span the opening and transfer the load of the masonry above, these windows use steel lintels. In each location, the lintels have likely rusted over time causing them to expand and move the surrounding brick in the

process. A similar situation is occurring at a window that was modified at grade level on the south elevation, resulting not only in movement of the brick above but the brownstone as well [Image 40]. If the rusting is not substantial, then the lintels could be exposed, cleaned, and rust-protected. However, if the lintels are substantially deteriorated, they should be removed and replaced with galvanized steel, and the bulging brick masonry repaired.

The brick masonry that comprises the second phase of the addition is not only different in color from the brick above and below it, but it has more efflorescence than the other two levels [Image A-41]. This could be because it is a different type of brick, a different type of mortar, insufficient flashing, etc. Further investigation and mortar analysis would help to determine what is causing the efflorescence at this level. In any case, the masonry should be cleaned to remove the efflorescence.

At the rear of the addition, the masonry opening around the door to the fire escape has begun the spall and deteriorate. This deterioration is likely the result of improper flashing at the edge of the half-pitch roof above and water spilling over the edge of the copper gutter, as evidenced by the staining patterns on the copper by the door [Image A-42]. It is recommended that the masonry opening be repaired using salvaged or new brick to match existing damaged brick, cut, and repointed.

## RECOMMENDATIONS

- Reconstruct deteriorated brickwork beneath first-floor windows. Remove and replace cast stone sill.
- Replace rusted steel lintels with new galvanized steel lintels and associated flashings. Repair areas of bulging brick masonry.
- Remove and salvage shifting brownstone lintel at south elevation. Expose, clean, and rust protect existing steel lintel. Reinstall brownstone. Cut and repoint damaged brick masonry.
- Repair deteriorated masonry opening using salvaged or new brick to match existing. Cut and repoint existing mortar joints.



**Image A-39:** Area of bulging brick masonry at second floor window at north elevation due to rust jacking.



**Image A-40:** Movement at the modified brownstone lintel at the south elevation due to rust jacking



**Image A-41:** Efflorescence appears to be more prominent at second phase of addition.



**Image A-42:** Spalling and deterioration of the masonry opening around the door to the fire escape.



**Image A-43:** View of the east elevation where showing the various types of new aluminum windows on the building.



**Image A-44:** View of original wood window at south projecting window bay with stained glass transom.



**Image A-45:** Spalling at brick masonry below the cracked first floor cast stone window sills at the north elevation.

## WINDOWS AND TRIM

### OBSERVATIONS

There are several types of window configurations present across the Belmont Town Hall, the most common of which is a 6 over 2, double-hung window with a three-light transom above, found primarily on the south and east elevations. These windows, along with the 6 over 6, 6 over 2, and 3 over 2 double-hung windows, found elsewhere on the building, are new aluminum windows that have been replaced within the last ten years and look to be in good condition [Image A-43]. Though many of the windows have been replaced, there are multiple locations on the building where the original windows remain, including the large, arched, stained glass windows on the west elevation, the stained glass windows in the gable ends, and the 3 over 2, double-hung, curved wood windows with stained glass transoms at the south projecting bay and turret [Image A-44]. Unlike the other windows on the building, the original wood windows are in poor condition.

At the projecting bay and turret on the south elevation, the wood trim and brickmoulds around the windows are significantly deteriorated, especially the horizontal mullions separating the double-hung windows from the transoms. As a result of water collecting on the horizontal surface, and years of weather and sun exposure, these wood mullions have rotted and require replacement [Image A-45]. In addition to the rotten wood and deteriorated brickmoulds, the caulking around the windows has also begun to crack and pull away from the masonry opening. Left alone, the caulking will continue to degrade and allow for water to enter the building, compromising not only the windows but the interior finishes as well. It is recommended that the brickmould be replaced, in kind, and sealed with new caulking to prevent any further water infiltration.

The original windows, both the double-hung and stained glass transoms, are protected by aluminum storm windows that were likely installed at the same time as the new windows. While the storms protect the original windows from weathering and storm damage, they obscure the curved sashes and detract from the overall aesthetic of the building [Image A-45]. Additionally, the storm windows over

the stained glass could potentially do more harm than good. If the protective glazing is unvented, moisture/condensation can build up and the air between the storm window and the stained glass can become superheated. When this occurs the stained glass expands and contracts, cracking and damaging the different components of the window. To protect the transoms and other areas of stained glass from further damage, it is recommended that the storm windows be replaced with vented storm windows.

Like the turret and bay windows, the stained glass windows in the gable ends have seen better days. The wood mullions, both vertical and horizontal, have deteriorated as a result of prolonged exposure to the elements. The worst of the deterioration is occurring just below the aluminum storm windows protecting the fixed stained glass above. Here the paint has peeled away, allowing for water to come off the storm window and rot the wood below. The bullseye rosettes, located at the mullion intersections, are cracking and broken with sections of the decorative wood elements altogether missing [Image A-46 & A-47]. It is recommended that the rotten sections of wood trim be removed and replaced/ recreated in kind. The remaining wood trim should be scraped, repaired with epoxy where needed, prepped, and painted.

For many years, the large stained glass windows at the west elevation have been suffering from severe deterioration. Issues such as buckling, broken panes, cracking solder seams, and deteriorated wood sashes are consistent across all three sets of windows [Image A-48]. These unique windows, which are original to the building, require extensive investigation by a stained glass expert before they can be repaired.

The window sills across the original portion of the Town Hall are made of the same type of brownstone used for the decorative banding seen around the building. By nature, brownstone is an incredibly porous, sedimentary stone. While this made it easier for masons to carve, this quality also makes it more susceptible to water infiltration and weathering. With this in mind, it is not surprising that many of the original sills are experiencing varying degrees of deterioration due to weathering [Image A-49]. At a minimum, the majority of the brownstone sills are showing signs of surface



**Image A-46:** View of the deteriorated wood trim and bullseye rosettes at the south gable end's stained glass



**Image A-47:** View of the deteriorated wood trim and bullseye rosettes at the south gable end's stained glass



**Image A-48:** Buckling and deteriorated lead joints at large stained glass windows at the west elevation.



**Image A-49:** Deterioration of brownstone sills across the Belmont Town Hall.



**Image A-50:** Cracking and spalling caused by the pressure of the load traveling down the edges of the masonry openings.



**Image A-51:** Sky-facing joints at large brownstone sills are susceptible to water infiltration and deterioration.

erosion and staining, not uncommon or unexpected for stone of this age. For this, the recommendation, as noted in previous sections, is to gently clean the brownstone using non-abrasive methods and to watch for any further deterioration.

More severe instances of deterioration are present on the south and east elevations of the building where several of the sill ends have cracked and spalled. The initial cracking was likely caused by the pressure of the load traveling down the edges of the masonry openings and onto the sills embedded in the wall. Once the cracks formed, water was able to enter the brownstone and the freeze-thaw cycle caused the surface of the stone to break off from the rest of the sill [Image A-50]. Though not aesthetically pleasing, the brownstone sills in cases such as these, do not appear to be structurally compromised and therefore do not have to be replaced. If desired, the sills can be repaired via dutchman repair using stone to match the existing. Full replacement of the deteriorated sills is also an option, however, it may be cost-prohibitive and difficult to source stone.

One area of concern, particularly at the west elevation and the gable ends, is the large brownstone sills with multiple sky-facing joints [Image A-51]. By nature, these joints are more susceptible to mortar deterioration and a number of them are already experiencing mortar loss. Open joints at these sills could not only increase the speed at which these sills deteriorate but open the masonry walls below to potential water infiltration issues. The best course of action at these locations would be to cut and repoint the sky-facing sill joints and apply lead Ts to prevent water infiltration.

## RECOMMENDATIONS

- Remove unvented storm windows at stained glass transoms and windows and replace with vented storm windows.
- Replaced deteriorated horizontal wood mullions and brickmoulds at south projecting bay windows in kind. Prep and paint to match existing.
- Repair/ replace deteriorated and broken bullseye rosettes and horizontal wood mullions at stained glass windows using epoxy. Prep and paint to match existing.



- Re-caulk masonry to wood joints at all brickmoulds.
- Gently clean brownstone sills using non-abrasive methods. Monitor existing spalled and damaged brownstone sills for any further deterioration.
- Optional: repair sill via dutchman using stone to match the existing.
- Optional: replace deteriorated brownstone sills with new to match existing.
- Cut and repoint sky-facing sill joints and apply lead Ts to prevent any future water infiltration.

## FOUNDATION AND GRADE

### OBSERVATIONS

The most critical issue at the Belmont Town Hall is the collapsing retaining wall separating the driveway from the courtyard at the southeast corner of the building [Image A-52]. Made of fieldstone and capped with granite coping stones, the partially collapsed wall is failing in multiple locations. Where the wall has already collapsed, there does not appear to be any backing wall or other form of structural support. It appears that the wall was simply backfilled with soil to create the driveway leading to the entries above [Image A-53]. The mortar seen on the face of the retaining wall serves no structural purpose, as the wall was dry-laid, though it is rapidly deteriorating and pulling away from the face of the stones [Image A-54]. According to structural engineers, it is likely that the failure was due to water becoming trapped behind the wall, and through the freeze-thaw cycle, pushing the stones out. Due to the severity of the failure, the entire retaining wall will have to be rebuilt. See the structural report for more detailed information.

The necessary reconstruction of the southeast retaining wall will impact the treatment of several architectural elements in the immediate area, one of which is the stairs leading to the south portico. Currently, the cheek wall of the portico stairs is pulling away from the granite steps, causing a wide gap to form between these elements. This gap has been filled numerous times with sealant in an effort to prevent water infiltration, however, the sealant acted like a shim and further encouraged the wall to pull away [Image A-55]. The cheek wall is integrated with the retaining wall, therefore when



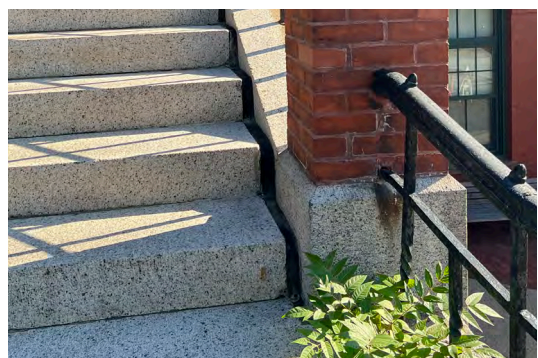
**Image A-52:** Collapsing retaining wall between the driveway and the courtyard at the southeast corner of the building.



**Image A-53:** Dry-laid stone retaining wall backfilled with soil, no other structural support present.



**Image A-54:** Bulging stone masonry at south retaining wall. Mortar is cracking and falling away from the stone.



**Image A-55:** Wide cracking joint between the cheek wall and the granite steps at south portico infilled with sealant.



**Image A-56:** View of the cheek wall at the south portico integrated with the retaining wall.



**Image A-57:** brick deterioration caused by twisting metal handrails as a result of the failing retaining wall.



**Image A-58:** Original metal handrails embedded in the granite coping stones at the south retaining wall.



**Image A-59:** Crack at the concrete window well wall at the foundation on the south elevation.

the retaining wall is reconstructed the cheek wall will be too **[Image A-56]**. Once it is reconstructed, the granite steps can be reset and repointed.

Original to the retaining wall and south portico are the metal handrails that are embedded into the granite coping stones and brick columns. As the retaining wall began to collapse and shift, the granite coping stones and handrail went with it. This caused the handrails to twist cracking and spalling the brick where it was embedded **[Image A-57]**. Though the handrails along the driveway have been recently restored, those at the stairs and the portico are rusted with peeling and cracking paint. To salvage the handrails from the granite coping stones, they would have to be cut from the granite at the base of the metal **[Image A-58]**. This would result in lost height if the handrails were reinstalled upon the completed reconstruction of the retaining wall. The issue is that the handrails are already too short and do not meet modern code standards, therefore it is not possible to reinstall them at the new wall. It is recommended the new handrails be fabricated, inspired by the original design, to meet the necessary height requirements. Instead of embedding the handrails into the brick piers and columns, the handrails should remain independent to avoid future twisting and cracking caused by wall movement.

Apart from the retaining wall, the foundation and grade along the remainder of the Town Hall is in good condition with the exception of a few isolated locations. At the south elevation, to the left of the portico, the west wall of the concrete window well is cracked against the foundation **[Image A-59]**. This crack is likely the result of settlement, causing the front of the window well to pull away from the foundation. Though it is long, the crack is thin enough to be repaired using epoxy. In addition to the damage to the concrete wall, there is a considerable amount of vine overgrowth that needs to be removed from the window well.

Given the building's age, it is not uncommon for stair cheek walls and step joints to deteriorate over time. While the stairs at the south portico are an extreme example, similar conditions are occurring at the main entry stairs and the stairs at the north elevation. In both cases, the joints between the cheek walls and the steps have cracked and widened due to settlement over time. At the north

elevation, vines and vegetation have started to grow in the open joints, causing the cracks to widen even more [Image A-60 & A-61]. To prevent future masonry damage, the cheek walls at each stair should be reset and the joints between the walls and the steps be cut and repointed. Any vegetation growth at or around the stairs should be removed.

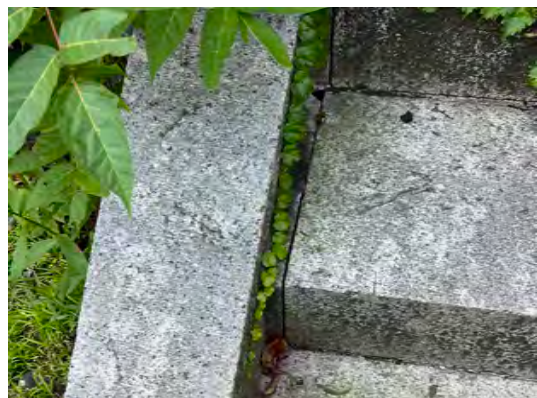
There are several vertical cracks present at the concrete foundation of the northeast addition at both the north and east elevations. These cracks primarily occur where the brick piers of the former garage doors for the police department land [Image A-62]. When the doors were removed and replaced with windows, a concrete sill was poured at the base of the bay doors and a parge coat was applied to make the foundation appear cohesive. According to the structural engineers, these cracks are likely the result of poor joints between the original foundation and the infilled portion and are not indicative of structural issues.

## RECOMMENDATIONS

- Reconstruct the retaining wall between the driveway and courtyard at the southeast corner of the building. See the structural report for more information.
- Replace the existing handrails and guardrails with new ones inspired by the original. Handrails are to remain independent of brick masonry to prevent future damage as a result of movement.
- Repair cracked concrete well wall using epoxy.
- Selectively repair surface cracking at northeast addition parge coat
- Reset cheek walls at north and south elevations. Cut and repoint joints between cheek walls and granite steps.
- Repoint open sky-facing joints at brownstone watertable and granite foundation.
- Remove vine or vegetation overgrowth at or around stairs and masonry.



**Image A-60:** Vine overgrowth at brick masonry and granite stairs along the north elevation.



**Image A-61:** Wide cracking joint between the cheek wall and the granite steps. Vegetation is growing through the cracks.



**Image A-62:** Cracks in the parge coat at the concrete foundation where the bay doors were infilled.

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## SCHOOL ADMINISTRATION BUILDING

### Roof

#### OBSERVATIONS

The School Administration Building, once the town’s first public library, is a beautiful example of Classical Revival architecture featuring a semi-circular portico with Ionic columns, Palladian windows, semi-circular arched windows, and intricate sandstone trim **[Image B-01]**. This building is one of three structures that comprise this civic complex and continues to support its original purpose of educating the people of Belmont.

The pitched roofs of the School Administration Building are primarily comprised of weathering green slate shingles **[Image B-02]**. Given that the slate roof is fairly new it is unusual to see this amount of damaged and worn slates. Across the roof, there are a number of slates that are cracked, broken, or altogether missing. There are also numerous areas where the slates have oxidized as a result of natural iron deposits in the stone **[Image B-03]**. In addition to being aesthetically unpleasant, the oxidation can cause the affected slates to become soft and flakey, resulting in more rapid deterioration. In this case, it is recommended that the Town selectively replace any broken, damaged, missing, or oxidized slates to preserve the roof and prevent any future water infiltration.

At the same time the slate was replaced in 2002, the copper valleys, ridge caps, and barrel tile roof, now oxidized to a dark brown - almost black color, were also replaced along with the skylight over the east-west ridge. Overall, the copper valleys and barrel tile roof look good with no visible signs of open seams or deterioration.

The skylight also appears to be in relatively good condition, with no reports or visible signs of leaks or water infiltration at the interior of the building. A visual inspection of the skylight via aerial lift revealed heavily soldered joints where the ridge caps meet the skylight and several open joints at the frame, where water could enter the skylight **[Image B-04]**. To ensure the skylight remains dry, the open joints should be re-soldered/repared and the intersections be monitored for any cracks or pinholes that could lead to water infiltration. Unlike the copper valleys, there are several broken solder seams across the ridge caps that require re-soldering. Otherwise, the copper appears to



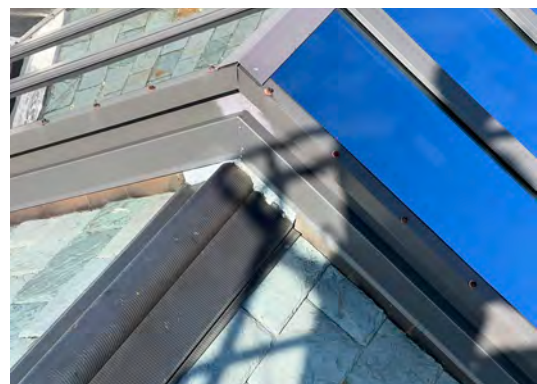
**Image B-01:** Belmont School Administration Building, then Underwood Public Library, circa 1915



**Image B-02:** Aerial view of the School Administration Building from the southeast.



**Image B-03:** Oxidized slates at original slate roof on School Administration Building.



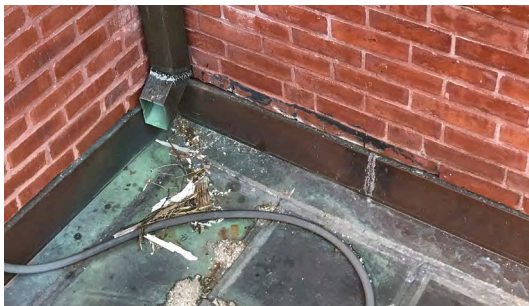
**Image B-04:** Heavily soldered joint where ridge cap meets the skylight and visibly open frame joint.



**Image B-05:** Broken solder seam at ridge cap. Copper appears to be in otherwise good condition.



**Image B-06:** Flat seam copper roof over east portico. Evidence of ponding present around spotlights.



**Image B-07:** Open mortar joint at reglet of east portico counter flashing. Requires new urethane sealant joint.



**Image B-08:** Interior damage at southwest stairwell caused by chronic roof leaks.

be in good condition with no visible corrosion or deterioration **[Image B-05]**.

While slate was used on the pitched roofs of the School Administration Building, flat-seamed copper was used on the flat sections of the roof, including the single-story portico and projection at the east elevation and behind the parapet walls on either side of the west gable. Judging by the oxidation level of these roofs, they were likely installed at the same time the valley and ridge caps were replaced, approximately 20 years ago. Due to site constraints, only the flat roofs at the east elevation were able to be closely inspected.

Overall, the flat seam copper roofs appear to be in good condition, with no visible broken solder seams or open joints present at either roof along the east elevation. The east portico roof has considerable ponding stains which suggests rainwater is not properly draining into the gutters and downspouts. The ponding is concentrated around the spotlights placed on top of the roof, therefore it is likely the additional weight of the lights that is causing the ponding **[Image B-06]**. Left unchecked, standing water can cause roofing materials, such as copper, to deteriorate much faster, resulting in broken solder seams, metal degradation, and water infiltration. To prevent further damage, it is recommended that the spotlights be relocated.

At multiple locations across the building, including these two roofs, there are open mortar joints at the reglets of the roof counterflashing **[Image B-07]**. This is a common problem when mortar is used in a reglet as opposed to caulking. As copper expands and contracts readily due to temperature change, mortar can be easily cracked and loosened in the reglet, resulting in the mortar loss seen on this building. It is recommended that a urethane sealant be used to reseal the joints due to its flexibility, elasticity, and durability. Sealant joints generally have a lifespan of about 20 years and should be monitored for any signs of cracking or separation.

Interviews with facilities staff, along with an initial walk-through of the building's interior, revealed that the School Administration Building suffers from chronic roof leaks that are active and apparent in several locations at the southwest quadrant of the building **[Image B-08]**. This area of the roof, which already included the south chimney, was modified to accommodate the override and shaft ventilation

for the new elevator with the addition of a hipped roof structure. It is reported that multiple attempts at repairs have not contained the leaks, and the facilities staff relies on buckets to capture the water **[Image B-09]**.

A visual inspection of this section of the roof via aerial lift uncovered several areas where water infiltration is likely occurring. One such area is at and around the walls of the south chimney. When the elevator override structure was constructed, its hipped roof was designed in such a way that it focused the water and any snow accumulation directly at the back of the chimney **[Image B-10]**. With no cricket flashing provided at the chimney, the structure is exposed to a considerable amount of water, which over time has caused mortar deterioration and open joints to occur. These open joints are just one path through which water could enter the building **[Image B-11]**.

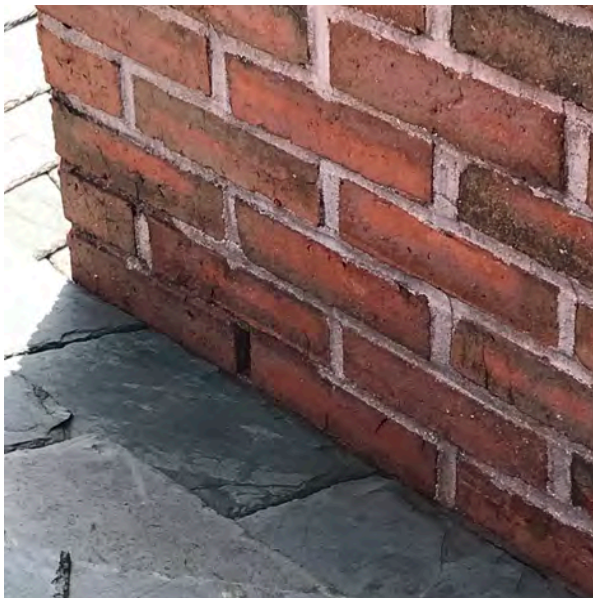
The south chimney has a significant number of structural cracks and damaged bricks throughout the upper portion of the stack, as well as a severely deteriorated capstone. While these cracks certainly allow water into the building and contribute to the ongoing leaks, they pose a much greater structural and life safety risk. Left unchecked, these cracks will continue to expand until the top of the chimney becomes unstable and bricks begin to fall away **[Image B-12]**.



**Image B-09:** Interior leaks at attic level of School Admin Building. Buckets are used to capture leaks.



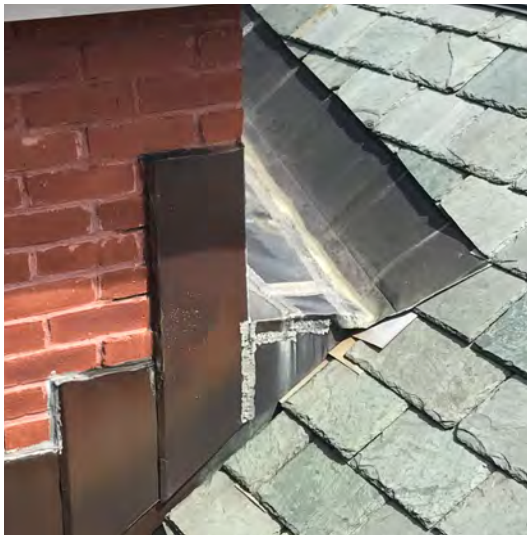
**Image B-10:** Roof of elevator override directly abutts south chimney focusing water and snow on rear chimney wall.



**Image B-11:** Open mortar joint at the rear face of the south chimney caused by water and snow accumulation off of the elevator override.



**Image B-12:** Significant structural cracking at the top of the south chimney. Note the deteriorated capstone.



**Image B-13:** Vulnerable flashing transition at the southeast corner of elevator override. Broken seams, open joints, etc.



**Image B-14:** Poorly detailed copper counterflashing detail at chimney. No visible clips and new sealant joints required.



**Image B-15:** Poorly detailed copper counterflashing detail at chimney. No visible clips and new sealant joints required.

Throughout this area of the roof, there are a number of copper flashing transitions that appear to be vulnerable to water infiltration by the nature of their design, the most pronounced being at the southeast corner of the elevator override. Here, there are visibly broken solder seams, open joints, and pieces of copper flashing that lap over the top of several roof slates allowing water to run under the copper flashing and onto the roof structure **[Image B-13]**. In this case, the poorly designed transition directly corresponds with an active leak in the attic below. In order to correct this transition, it is recommended that the existing copper flashing be removed, along with any associated or lapped slate, and reconfigured so the valley and flashing remain below the slate.

There are a number of existing copper counter-flashings, at both the chimney and the elevator override, that are poorly detailed and do not sufficiently protect against water infiltration. In some instances, such as where the parapet wall meets the chimney, there are broken and sloppy solder seams that provide an opportunity for water to seep into the building **[Image B-14]**. Critically, the vertical edges of the counter-flashings should have had clips to help secure the copper to the masonry, however, it does not appear that clips have ever been used. Instead, sealant was added, likely after some time, to help prevent any water infiltration. Though the sealant was helpful, it is no longer sufficient as many of these sealant joints are cracked and separating. There are also a considerable number of open reglets at counter-flashings, similar to other locations on the building, that require new sealant, and many that currently rely on sealant joints that are reaching the end of their life expectancy **[Image B-15]**. Replacing and improving these copper transitions and counterflashing details is imperative to stopping and preventing leaks, now and in the future.

## RECOMMENDATIONS

- Selectively replace broken, missing, and oxidized slate.
- Re-solder/ repair any open joints at skylight frame. Monitor intersections for any cracks or pinholes that could lead to water infiltration.
- Clean and re-solder any broken solder seams at copper ridge caps.



- Relocate spotlights at east portico to prevent further ponding.
- Caulk open mortar joints at flashing reglets using urethane sealant. Replace existing sealants at flashing reglets.
- Modify roof edge of the elevator override to provide space at the chimney to direct runoff away from the chimney. While working on the roof edge there, replace deteriorated wood fascia and soffit.
- Provide new copper flashing at chimney and add sealant. See masonry section for further recommendations.
- Re-design and refabricate some of the flashing details that are either open to the weather or do not allow positive drainage.

## RAINWATER CONTROL

### OBSERVATIONS

Across the School Administration Building, rainwater is captured and directed using copper gutters and downspouts, likely installed at the same time as the flat seam copper roofs, valleys, and ridge caps based on their level of oxidation, making them approximately 20 years old. In general, they are in good condition with no evidence of corrosion, pinholes, or other signs of metal deterioration [Image B-16]. While the metal itself is in good condition, there are multiple broken solder joints, at both the gutters and downspouts, in several locations across the building causing damage to not only the sandstone cornice but to the brick masonry below. The damage is typically more severe at the interior corners of the building where the mitered joints of the gutters have opened, causing water to run onto the sandstone cornice and brick below, deteriorating both the masonry and the mortar joints [Image B-17 & B-18]. In order to prevent further masonry damage, the copper gutter and downspouts will have to be cleaned and resoldered.

In addition to the broken mitered joints, the collector boxes found at the top of each of the downspouts also create a significant problem for the building's masonry. The collector boxes collect not only water from the gutter above but significant amounts of debris and are the ideal place for birds to build their nests, effectively blocking



**Image B-16:** Approx 20 year old copper downspouts in good condition. No corrosion, pinholes, or metal deterioration.



**Image B-17:** Broken solder seam at mitered corner of copper gutter.



**Image B-18:** View of northwest corner of the building showing deterioration to sandstone cornice and brick masonry.



**Image B-19:** Blocked collector box at downspout causing significant damage to sandstone cornice and brick masonry.



**Image B-20:** Through-parapet drainage detail suspected of compromising/damaging brick and sandstone masonry.



**Image B-21:** Severe brick masonry and mortar deterioration caused by ineffective copper gutters and downspouts.

the downspouts. With nowhere to go, the water overflows onto the brick masonry, causing further damage to the wall and mortar [Image B-19]. It is recommended that the collector boxes be removed in favor of more traditional, continuous downspouts.

One of the areas of great concern is the through-parapet drainage detail on either side of the west gable [Image B-20]. This drainage detail is designed to direct large amounts of rainwater from the west gable and flat copper roofs, through the parapet walls, and down into copper gutters along the west elevation. Severe brick masonry and mortar deterioration below this detail, including mortar loss, staining, efflorescence, and brick spalling, suggest that this area is vulnerable to water infiltration as a result of this detail [Image B-21]. Left unchecked, the continued deterioration will result in significant structural issues at both the parapet wall and the main masonry wall below. It is recommended that the detail be redesigned to avoid passing through the parapet and better distribute the rainwater.

## RECOMMENDATIONS

- Clean and re-solder copper gutters and downspouts.
- Remove existing collector boxes in favor of continuous downspouts and rainleaders.
- Re-design flat roof drainage detail to avoid passing through the parapet and better distribute rainwater.



**Image B-22:** Deteriorated and cracked mortar joints at sandstone cornice caused by ineffective copper gutters and downspouts.

## MASONRY WALLS

### OBSERVATIONS

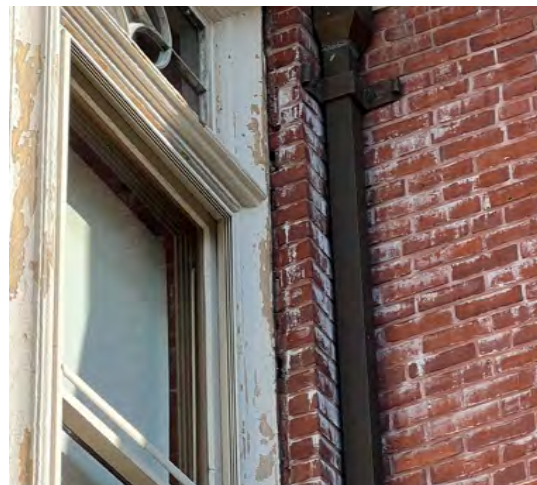
Overall, the walls of the School Administration Building, comprised of red brick with sandstone trim, are in relatively good condition, given the age of the building. The majority of the damage seen on the building was caused by the water leaking from the broken seams of the gutters. As the water ran over the sandstone cornice and the brick masonry, the mortar joints began to deteriorate, causing them to erode and crack **[Image B-22]**. Continued exposure to moisture, particularly in areas behind downspouts, resulted in bio-growth and efflorescence over time as well as staining at both the brick and sandstone **[Image B-23]**. The deteriorated joints at the sandstone cornice should be cut and repointed and that the entire cornice be cleaned using non-abrasive methods. Areas of bio-growth and efflorescence at the brick masonry should be cleaned and areas of mortar loss and deterioration should be repointed using mortar to match the existing.

In addition to the general deterioration caused by the leaking gutters, there are a few areas where the condition of the masonry is more severe. One such area is at the southeast interior corner of the building, above the east portico, where the leaking copper downspout caused significant damage to the masonry window opening. Water leaking behind the brickmould and into the masonry opening from the gutter caused the brickmould to rot, bricks to spall, and mortar joints to erode, leaving gaping holes in the building envelope **[Image B-24]**. In order to prevent further water damage, the masonry opening should be repaired/rebuilt using salvaged or new bricks to match the existing.

The south chimney, as previously mentioned, is an area of great concern. In addition to the structural cracks at the upper portion of the stack, and the heavily damaged capstone, the mortar joints along the rest of the chimney are significantly deteriorated **[Image B-25]**. Without intervention, the mortar deterioration will worsen, resulting in increased water damage to the building's interior and chimney structure. The capstone should be replaced with a cast stone replica, the upper portion of the chimney be rebuilt, and the deteriorated mortar joint be repointed.



**Image B-23:** Staining and efflorescence at sandstone cornice and brick masonry caused by leaking gutter and downspout.



**Image B-24:** Spalled brick and eroded mortar joints at opening caused by leaking downspout and collector box.



**Image B-25:** Deteriorated capstone at chimney.



**Image B-26:** Bulging lintel at top floor or east projecting



**Image B-27:** Severely deteriorated south site wall caused by water infiltration through sky-facing joints.



**Image B-28:** Severely deteriorated north site wall caused by water infiltration through sky-facing joints.

At the top floor of the projecting bay on the east elevation, there is a lintel that appears to be bulging **[Image B-26]**. It is not known what caused the lintel to move, but it is evident that the mortar joint between the lintel and the adjacent stone was recently repointed in an attempt to repair the damage. Unfortunately, this will not prevent the lintel from continuing to move if the cause is still present and active. It is recommended that the joints be cut, the lintel reset, and repointed.

The walls in the worst condition at the School Administration Building are not part of the building itself, but rather part of the site. These site walls, one to the south and one to the north, are comprised primarily of brick masonry with granite foundations and sandstone coping stones. Both of these walls are failing due to water infiltration. Water is entering the wall through the sky-facing joints in the coping stones, causing the mortar to deteriorate and resulting in bulging masonry. Evidence of moisture issues is further supported by the amount of lichen and moss growing in the mortar joints of the brick and granite **[Image B-27 & B-28]**. Both walls require rebuilding in order to prevent collapse and it is recommended that through-wall flashing is used to prevent future water infiltration.

## RECOMMENDATIONS

- Cut and repoint deteriorated joints at the sandstone cornice.
- Cut and repoint areas of mortar loss and deterioration at brick masonry.
- Gently clean sandstone cornice using non-abrasive cleaning methods.
- Clean areas of bio-growth and efflorescence at brick masonry.
- Repair/ rebuild deteriorated masonry opening using salvaged or new bricks to match the existing.
- Replace deteriorated capstone with new cast stone replica to match existing.
- Rebuild top portion of chimney. replace cracked bricks with new or salvaged to match existing.
- Clean and repoint mortar joints at chimney.
- Reset bulging lintel. Cut and repoint joints.

- Rebuild existing site walls. Include through-wall flashing to prevent future water infiltration.

## WINDOWS AND TRIM

### OBSERVATIONS

The majority of the windows on the School Administration Building appear to be the original single-glazed, wood windows from 1902. Across the building, the original windows range in style from 1 over 1, double-hung windows with diamond-in-round transoms, to 2 over 1, double-hung windows with arched transoms, to the Palladian window centered in the main gable. The only non-original windows on the building are found on the east elevation at the first floor of the projecting bay and the single-story ell **[Image B-29]**.

At the time of our site visit, the original windows, including sashes and trim, were being re-painted to match the existing color, a project which we assume was completed shortly thereafter. In general, the sashes appear to be in good condition though the glazing putty was severely cracked and deteriorated. In order to preserve the windows, it is recommended that the windows be reglazed. The good condition of the sashes is likely due in part to the aluminum storm windows that are present across the building. While these storm windows protected the sashes, they did not protect the trim **[Image B-30]**.

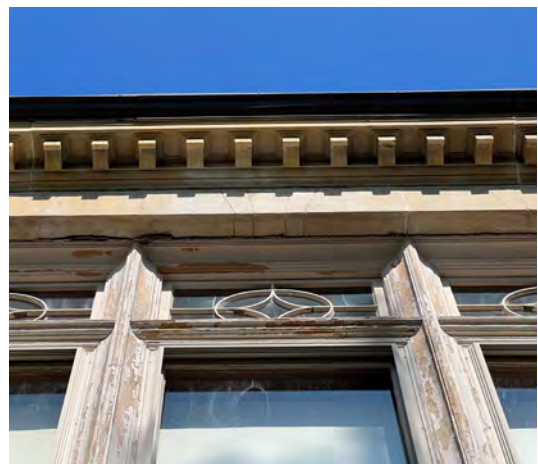
Unlike the window sashes, the window trim, particularly the brickmoulds, shows signs of weathering and deterioration as a result of prolonged exposure to the elements. Generally, the most severe deterioration can be seen at the base of the trim at the sills, where the water has a tendency to collect and pool, and at the window head, where cracked joints at the sandstone cornice above have allowed water to collect and deteriorate the wood. Additionally, the caulking between the brickmoulds and the masonry openings is cracked and damaged across the entire building **[Image B-31]**. In several areas, the head caulking has separated from the brickmould, leaving an open joint where water can get behind the trim and damage the window. The brickmoulding should be removed and replaced in kind and the wood-to-masonry joint re-caulked with a urethane sealant. Any deteriorated window trim should be repaired using epoxy, prepped, and painted to match the existing color.



**Image B-29:** View of the southeast corner of the building showing various types of original and new windows



**Image B-30:** Close up of original window showing cracked glazing putty, aluminum storm window, and wood trim.



**Image B-31:** View of upper transom windows showing deteriorated caulking and brickmoulds.



**Image B-32:** Grate over areaway leading to mechanical room.

According to facilities staff, during a heavy rainstorm, water will flood the mechanical room of the School Administration Building through the areaway windows on the west elevation [Image B-32]. This areaway is currently overgrown with vines and debris, despite being covered by a metal grate. To prevent water from entering the basement, the areaway needs to be dug out and the walls waterproofed and the base filled with crushed stone. A site drain should be connected to a dry well directing water away from the building.

### RECOMMENDATIONS

- Reglaze existing windows.
- Repair deteriorated window trim using epoxy. Prep and paint to match existing trim color.
- Remove and replace all brickmould in kind. Re-caulk wood to masonry joint with a urethane sealant
- Dig out bottom of areaway. Waterproof walls and fill the base with crushed stone. Install a site drain to a dry well to direct water away from the building.

## HOMER BUILDING: TOWN HALL ANNEX

### ROOF AND RAINWATER MANAGEMENT

#### OBSERVATIONS

The hipped roof of the Homer building is clad throughout in black slate shingles with copper ridge and hip caps, and open copper valleys [Image C-01]. Slate-clad, hipped ventilators adorn each end of the high central ridge, with flared slate walls penetrating the main roof [Image C-02]. A series of dormers punctuate the roof in both boxed and dutch-gable forms; quite unique in the sense that the gable ends of each dormer are similarly clad black slate, rather than merely their roofs and cheek walls [Image C-03].

Visual inspection suggests at least two varieties of black slate comprise the roof, not including selective replacement slates. One variety is very monotone with noticeable, consistent vertical striations; the other is more textural [Image C-04]. Overall and in both instances, the slate appears intact and without deterioration from mineral impurities or otherwise inappropriate installation techniques. A few sliding or missing slates can be seen, but these are relatively un concerning [Image C-05].



**Image C-01:** The Homer Building is comprised entirely of black slate in at least two textural varieties.



**Image C-02:** A pair of slate-clad ventilators adorn the main ridge.



**Image C-04:** Each type of slate exhibits its own unique texture.



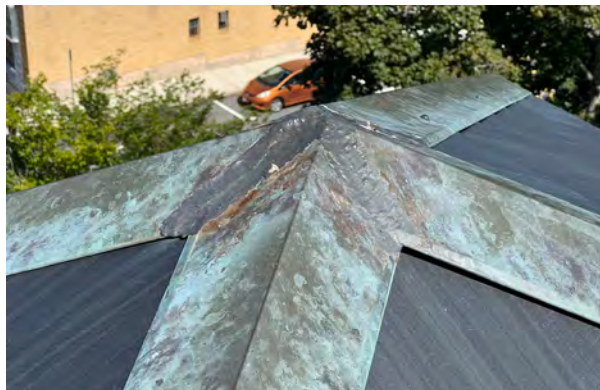
**Image C-05:** Select slates are missing entirely (or loose), often sliding down to be caught by the snowguard rails.



**Image C-03:** A unique, slate-clad dutch-gable dormer is a notable architectural feature on the southern facade.



**Image C-06:** Slate on the underside (intrados) of boxed gable dormers are intact and secure.



**Image C-07:** Aside from some patina'd copper at the ventilators ridge and hip caps and their joints are intact.



**Image C-08:** Interwoven flashing between the slate courses on the dutch gable dormer is a quality detail and water-resistant.

Remarkably, gable dormers with projecting arched gables display intact and undamaged slates on the undersides of arches, and are a testament to the condition of the slate overall **[Image C-06]**. Slight differences in slate texture suggest that dormers may have been re-shingled more recently than the main roof planes.

Copper flashings appear intact and have retained most of their sectional mass without warping. A variety of patina indicate differences in age, the oldest of course displaying greener hues, and newest with browns and reds. The soldered hip caps atop each ventilator showcase the greatest patina, but the implied age of copper compared to slate below seem to indicate the hips were re-used after replacing the slates **[Image C-07]**. Aside from these peculiar instances, the vast majority of copper caps and valleys are in good condition, well-soldered, and properly divert rainwater. Only one hip condition is constructed without a cap. At the lower flared portion of the dutch-gable dormers, mitered slate hips make use of individually-woven copper flashing at each course - an excellent and long-lasting detail **[Image C-08]**. Decorative finials in rilled-copper at



**Image C-09:** The rilled copper at ridge caps and finials are intact and in good shape..



ridge peaks also appear in good condition. [Image C-09].

Roof penetrations are limited to copper vent stacks [Image C-10], and skylights, of varying sizes and configurations, all in good shape [Images C-11 thru C-13]. A considerable skylight punctuates the northern roof slope, modern and built of aluminum. Close inspection reveals the aluminum skylight sitting atop what appears to be an older copper curb, step-flashed at the sides. The aluminum and what is visible of copper appear to be in good condition and undamaged or broken. Sealants and loose nails are visible along the top of the skylight, and it is unclear how well the detail performs during periods of heavy rain or snow accumulation. That being said, no leaks are reported and would be readily apparent if it were compromised.

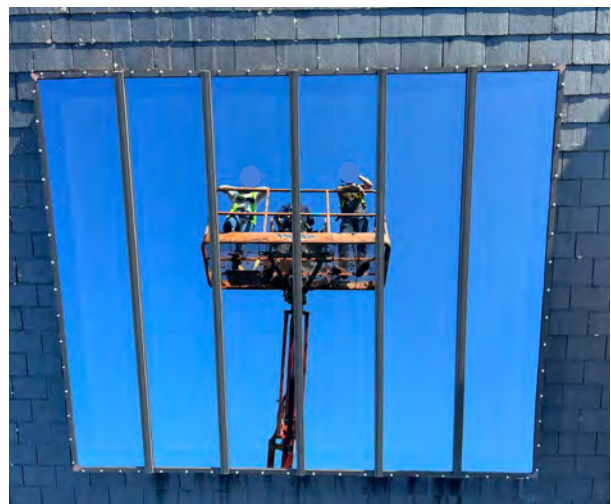
Lastly, the slate roof has been equipped with snowguard “pads” and “rails,” the latter often referred to as snow “fences.” Snowguard pads are located in seemingly strategic locations to hold snow and ice high up on the roof and away from the eaves and gutters below. These appear to be retro-fitted,



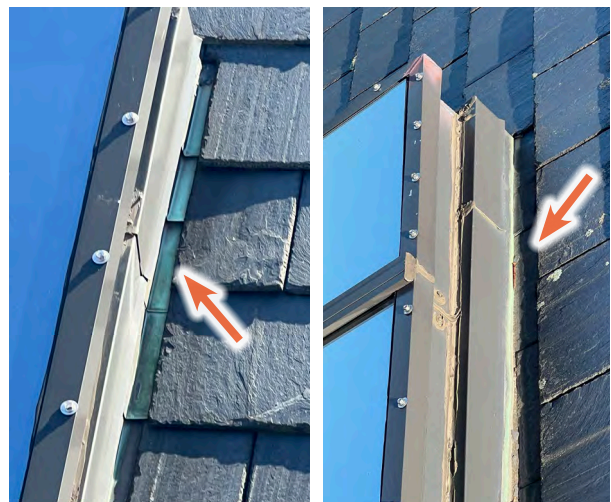
**Image C-10:** Copper vent pipes are in good shape, well-flashed, with solder joints intact.



**Image C-11:** Modern skylight punctuate the slate roof in a few locations, with no reported leaking..



**Image C-12:** A large, generous modern skylight adorns the north roof slope, with no visible damage or compromised flashing.



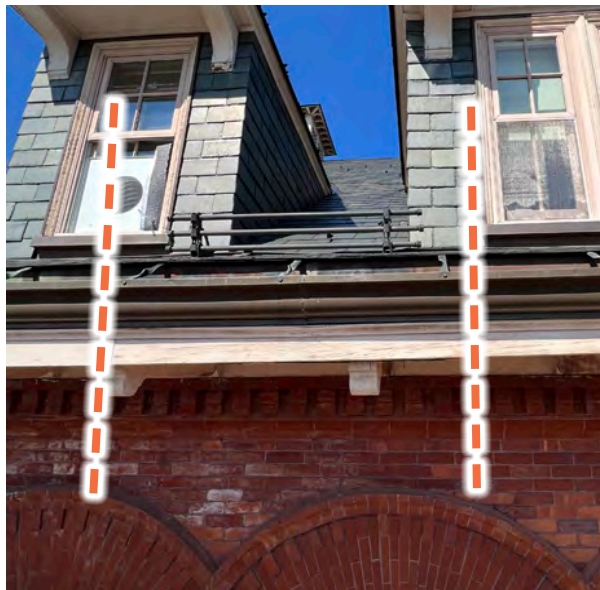
**Image C-13:** The large modern skylight appears to sit on an older copper curb, intact and without reports of leaking.



**Image C-14:** Bent retro-fit snowguard pads are prevalent and generally ineffective at snow-retention.



**Image C-15:** An inconsistent array pattern of snowguard pads suggest many had been ripped off by snow/ice.



**Image C-16:** Wood and masonry deterioration appear to related directly to snowguard fences in areas between dormers.

installed long after the slate itself was laid, by sliding them up in between slate courses, far enough that they “hook” onto the top edge of a slate and remain permanently fixed (ideally). While this particular snowguard pad model is a marked improvement upon older “wire loop” style pads which tend to flatten easily under ice, the copper is rather thin and in many cases has bent sideways or unhooked itself from its “permanent” position [Image C-14]. In several cases, the frequency and pattern of these pads appear sporadic and without rationale, suggesting either the vast majority were ripped off by snow, leaving only a select few stragglers, or initially installed ad-hoc [Image C-15].

Three-pipe snowguard rails are installed consistently across the perimeter eaves as a physical barrier to sliding snow and ice. These fences are robust but can cause unanticipated quantities of snow to build up in small areas if not carefully considered. The vast majority of these fences are in good shape and continue to (presumably) perform effectively. However, shorter sections located between dormers, particularly on the southern side, may be correlated with water infiltration and damage to the copper gutters, wood cornice, and brickwork below [Image C-16]. Given the narrow space between each dormer’s cheek wall and tendency for snow to collect in sheltered spaces, the snowguard rails at the immediate base disallow any snow or ice to pass beyond, possibly causing backups and dams.

Holding large quantities of snow in such a tight space, with added solar gain from southern exposure, may be causing ice dams to build up and melt, infiltrating the slate and any flashings which would otherwise protect the sheathing and framing below. The obvious localized damage to gutters, rafter tails, fascia/soffit, and brick efflorescence all point to a shared cause. While these aspects are discussed in a further section, these short sections of snowguard rails should be eliminated before repairs are made elsewhere. Fortunately, removal of the 3 pipes are a simple matter, and could be done ahead of time without attempted to uninstall

the brackets and base plates, which interlock with the slate [Image C-17].

At the same perimeter eave throughout, hung copper gutters with twisted straps collect rainwater and divert into downspouts and a subsurface drainage system. Standing water in gutters with no recent rain event demonstrate improper pitch in several locations [Image C-18]. Caked-on dirt and debris reinforce this condition [Image C-19].

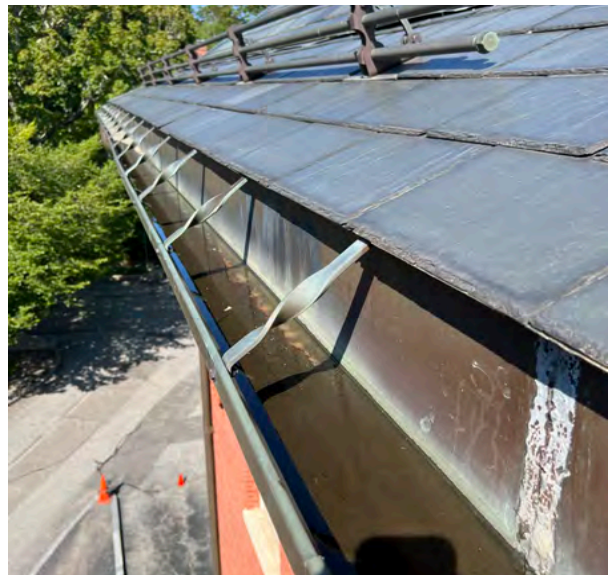
At first glance, the outer face of the copper gutters appear smooth and in good condition, with a consistent brown patina. Physical inspection reinforces this condition, as the copper is sturdy and appears to have retained all its sectional mass [Image C-20]. Unfortunately, a careful review of the interior reveal poorly-installed and damaged solder joints - sloppy, brittle, and cracked [Images C-21 thru C-25]. These compromised joints easily allow water to pass through, even hairline cracks where inadequate solder penetration has allow thermal expansion cycles to rupture the thin walls. In some cases, liberal amounts of solder have been applied, perhaps to increase the amount of material present. The jagged, irregular seams create inconsistencies in solder mass and differential temperature changes in the solder create internal stress and lead to



**Image C-17:** The 3-pipe snowguard fences can be easily detached without removing their brackets.



**Image C-19:** Compact gutter sediment and debris suggest improper pitch, allowing collection over time.



**Image C-18:** Ponding water in the gutters suggest improper drainage pitch.



**Image C-20:** Aside from the discoloration, the copper is relatively recent and retains most of its sectional mass.



**Image C-23:** Large chunks of broken-off solder are indicative of unskilled application.



**Image C-21:** Hairline cracks at solder joints are a site for water to infiltrate the wood cornice below.



**Image C-24:** Hairline cracks at gutter miters suggest poor/inconsistent solder penetration.



**Image C-22:** Nail holes in the solder joints render them virtually useless.



**Image C-25:** Large cracks at the intersection of copper valleys and gutters allow considerable water to enter and rot the woodwork.

cracking. Quality of solder joints are likely the sole issue, as expansion joints appear to be properly placed and therefore undue thermal expansion of copper is not to blame. Re-soldering gutters in-place is risky and difficult to achieve a quality finish. The aforementioned concerns with pitch, and need to repair woodwork below (discussed further), the gutters would do well to be carefully uninstalled, solder removed and cleaned, and re-installed/re-soldered by experienced craftspeople after wood repair.

Copper downspouts are intact and show no sign of damage or leaking **[Image C-26]**. Elbows are intact and do not appear to leak **[Image C-27]**.

Cast iron boots receive copper downspouts and divert rainwater to a subsurface drainage system, likely a modern storm water system integrated with the adjacent parking lot **[Image C-28]**.

## RECOMMENDATIONS

- Remove pipe rails from short snowguard rails between southern dormers.
- Selectively replace damaged, slipping, or missing slate shingles throughout.
- Carefully uninstall copper gutters and clean/de-solder. After completing related woodwork repairs at eaves, reinstall gutters with correct pitch and re-solder. Re-use all salvaged materials and hardware.

## WOODWORK AND TRIM

### OBSERVATIONS

Woodwork and architectural trim is limited on the building, relegated to minor ornamentation at ventilators and dormers but also at the continuous eave. The ventilator roofs are accented by bracketing, and at least two are completely missing overall **[Image C-29]**. The woodwork appears relatively sound, in need of mostly repainting. Corner boards at the ventilators frame the aluminum louvers, but are of a lesser quality wood and badly deteriorated, requiring replacement **[Image C-30]**.



**Image C-26:** Copper downspout elbows are intact and appear to perform as they should.



**Image C-27:** Copper downspouts are in good shape and their back-side seams appear intact and un-compromised.



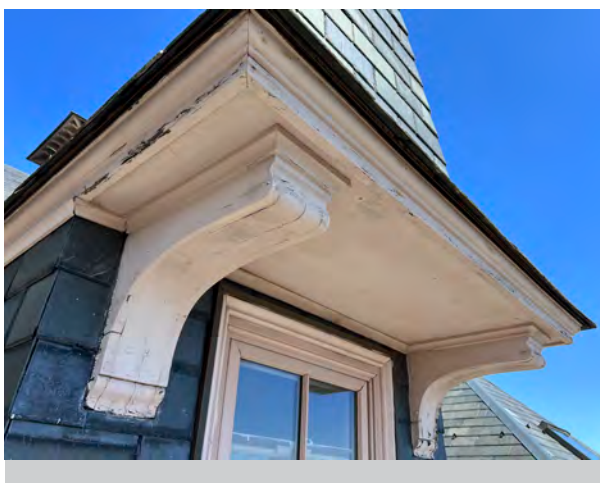
**Image C-28:** Cast iron boots collect rainwater, and divert it presumably into a subsurface storm water system.



**Image C-29:** Missing brackets at the ventilator towers require replacement, and repainting overall.



**Image C-30:** Low-quality wood corner boards have reached the end of their life.



**Image C-31:** Most paint on the dormers require light scraping and a new coat.

The dormers, both boxed and dutch, rely on simple wood profiles to transition between slate and soffit, with large wood brackets extending out from the slate walls, all in relatively good condition and need of a thorough repainting [Image C-31].

At the boxed gable dormers, which boast slate-clad arches, the wood casings that surround a modern vinyl arched windows, are in poor condition [Image C-32]. Inspection reveals that wood is soft and easily pierced by an awl. Some sections have even let go of their fasteners and can move easily. Other sections have portions of trim missing entirely. Given their distance from the ground and modern window intervention, limited repair via epoxy consolidation is the most prudent course of action. Refastening and repainting should follow any repairs, but small, missing portions can be left alone.

Flexible sealants between the vinyl windows and adjacent flashings, such as copper, are very old and severely cracked, indicating need for replacement [Image C-33].

The slender, bracketed eaves are the most generous portion of exposed woodwork. All things considered, the wood is in fair to good condition throughout, its lack of visual appeal owing to very thin layers of paint and discoloration from organic growth or pollutants [Image C-34]. Paint is mostly so worn and thin that the wood grain has



**Image C-32:** The arched dormer window casings would do well to receive epoxy consolidation for prolonged life.



**Image C-33:** Cracked sealants between aluminum or vinyl windows and copper require replacement overall.



**Image C-36:** The worst of the cornice damage occurred at the inside corners of gutters where water is unimpeded.



**Image C-34:** Cupping soffit boards suggest they have been damp in years past, possibly due to low-quality woods used in replacement..



**Image C-37:** Soft end grain at soffit boards are pierced easily by an awl, suggesting they have been damp for some time.



**Image C-35:** Flaking paint is prevalent at sites where water has entered the cornice and framing.



**Image C-38:** The worst of the woodwork is easily visible from below, requiring replacement.



**Image C-39:** Thin and inexpensive bedmoulds for the gutters have not stood the test of time since gutter installation.

become visible, but there are isolated areas of peeling paint to bare wood [Image C-35]. It goes without saying that the all the eave woodwork should be thoroughly scraped and repainted. Given the thin layer of existing paint and unreliable bond, paint should be scraped to 90% bare wood for new coats, using high-quality alkyd primers and acrylic top coats.

There are, however, isolated areas of extensive deterioration, mostly below areas where aforementioned solder joints in copper gutters have cracked and allowed water to flow into the framing, unimpeded. This has resulted in extensive damage to inside corners of the eave at the south facade [Image C-36]. In addition to repairs for cosmetics, there will likely be a need to selectively replace rotted rafter tails and related blocked, currently hidden from view.

Several other sections of deterioration persist elsewhere, such as below areas where snowguard rails allow snow to accumulate between dormers on the south facade. While the gutters above do not present a “smoking gun”, it is like that water is infiltrating higher up, near the snowguard rails. Soffit boards and brackets have partially given way, their fasteners no longer secured to the inner blocking or rafter tails [Image C-37 & C-38].

Cupping soffit boards are consisted and not entirely alarming, but do suggest that a modern replacement project may have taken place, re-using the brackets but replacing soffits and fascias without back-priming or using inferior woods.

The inconsistency of fascia grain texture and bowing-out of cheap “stock” gutter bedmoulds corroborate this, and replacement of both would be prudent before reinstalling the gutters [Image C-39].

Nearly all windows have been replaced with modern insulated units made out of vinyl, aluminum, or a combination thereof. All windows appear to be in good condition and operational. There are only two remaining instances of wood trim related to windows, that being the profiled wood transoms at each pair of arched windows about the north and west entrances [Image C-40].



Though the trim is no longer easily seen, the wood is stable and the paint is peeling, and should be repainted to at least continue protecting the final vestige of the original windows [Image C-41].

Lastly, each entryway (door and surround) at the north and west facades are comprised of wood [Image C-42]. They are in good condition, and appear to need only a fresh coat of paint to ensure their protection. Though not woodwork, the arched portions of (presumably) iron gateways remain, appear intact, but would do well to receive a new application of rust-inhibitive protective coatings.

### RECOMMENDATIONS

- Replace missing brackets and repaint ventilator woodwork. Replace corner boards with quality wood.
- Repair via epoxy consolidation deteriorating dormer arched casings, refasten loose trim, replace cracked sealants, and repaint all dormer woodwork throughout.
- Rebuild rotted sections of eaves, including soffits and rafter tails where water has entered, and refasten brackets/loose boards. Replace fascias and gutter bedmoulds throughout in conjunction with copper repair work, and repaint eaves throughout.
- Apply protective coating to arched ironwork at north and west entryways.
- Repaint north and west entryways (doors and surround).

## MASONRY

### OBSERVATIONS

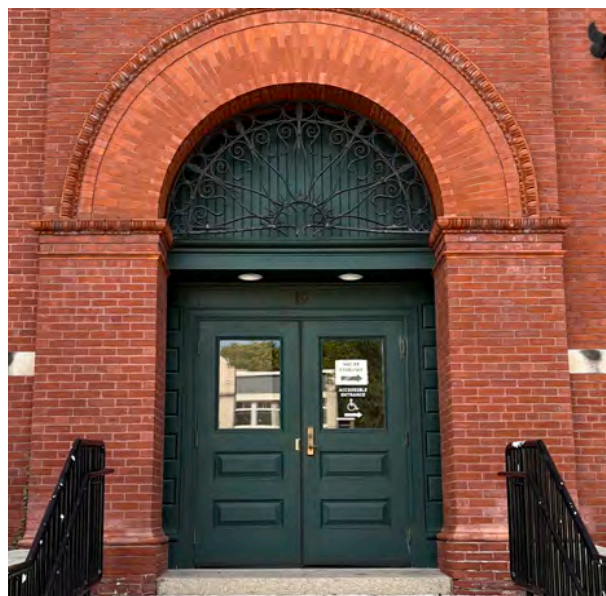
The roof is home to a single brick masonry chimney, plumb and intact [Image C-43]. The red-tinted mortar is in good condition and bricks show no sign of spalling or other damage. The chimney is capped by flat-seam copper over concrete, with two flues flashed by membrane. capped by flat-seam copper over concrete, with two flues flashed by membrane. Details and relief at the corbeled crown are in good shape,



**Image C-40:** Two pairs of windows retain the sole visible woodwork, long since replacement by modern units.



**Image C-41:** Though small, the remaining window wood transoms should be cared for and repainted.



**Image C-42:** Entryway doors are intact and should be repainted regularly, including the iron arches above.



**Image C-43:** The building's solid brick chimney is plumb and intact, and appears to be well-capped.



**Image C-44:** A deteriorating mortar wash at the chimney should be replaced to ward off standing water.



**Image C-45:** An earlier red-tinted mortar wash and the chimney should be re-applied.



**Image C-46:** Base and stepped counter flashing, and a copper cricket, are all in good shape.

however, the wash as the projecting brick course is cracked and largely missing [Image C-44]. At least two layers of the cementitious wash are present, a modern buff coating over an older red-tinted wash, seen elsewhere on the building [Image C-45]. The base of the chimney is adequately step-flashed with copper, including a copper cricket, all in good condition [Image C-46].

The building facade is comprised entirely of standard unit brick and moulded brick profiles, all in excellent condition [Image C-47]. The many large, deep arches showcase brickwork that is gauged (precisely shaped) and rubbed (specially finished) [Image C-48].

With some exception, nearly all brick and mortar are sound, intact, and relatively un-weathered. Most of the brickwork at the cornice is good shape [Image C-49], but in select areas that include where water infiltration has damaged woodwork, joints



**Image C-47:** Overall, the building benefits from well-maintained masonry, all in excellent condition.

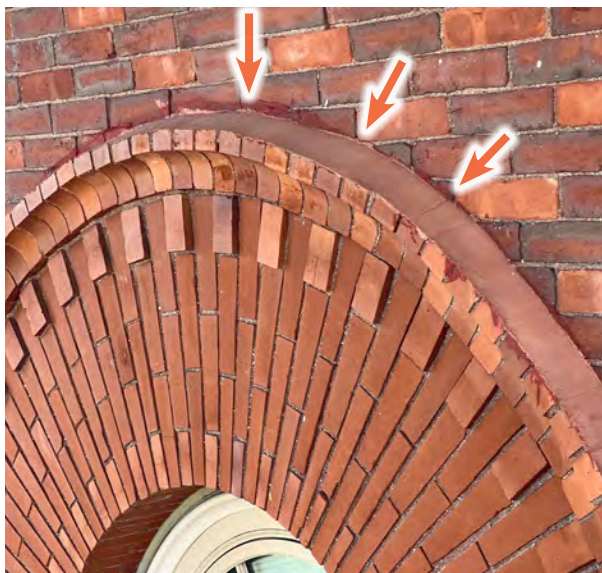


**Image C-48:** Standard brick units (left) stand in contrast with gauged and rubbed bricks at arches (right).

have been washed away and required repointing [Image C-50]. A number of corbeled, outside corners contain loose brick and post a falling hazard, requiring re-setting [Image C-51].

The projecting upward faces (extrados) of the second-story arches have a smooth, red-tinted wash to match the brick and mortar respectfully [Image C-52]. While the washes are not steep, they do not appear to be a site for birds to perch and are in good condition. A projecting brick stringcourse at the springline of each arch has a very steep wash in many locations, which is intact save for select missing chunks [Image C-53]. On other facades, the same projecting stringcourse is missing the steep wash entirely, likely because one was never applied [Image C-54]. A thin layer of worn, buff mortar can be seen interspersed with anti-bird devices and wires, but otherwise missing. Ideally, the wash should be reintroduced consistently throughout, ideally with a red-tinted mortar similar to the upper arches. If nesting birds are a concern, the wash should be made similarly steep, rather than installing new anti-bird devices.

The north entryway is approached by a large, monolithic granite stair with cheek walls integrated into the brick walls [Image C-55].



**Image C-52:** Red-tinted, smooth mortar at the upper archway surfaces appear to perform well..



**Image C-49:** Some brickwork at the eaves are intact, still with their red-tinted mortar.



**Image C-50:** Brickwork at the eaves share in the suffering experienced by their wood cornices above, where water enters.



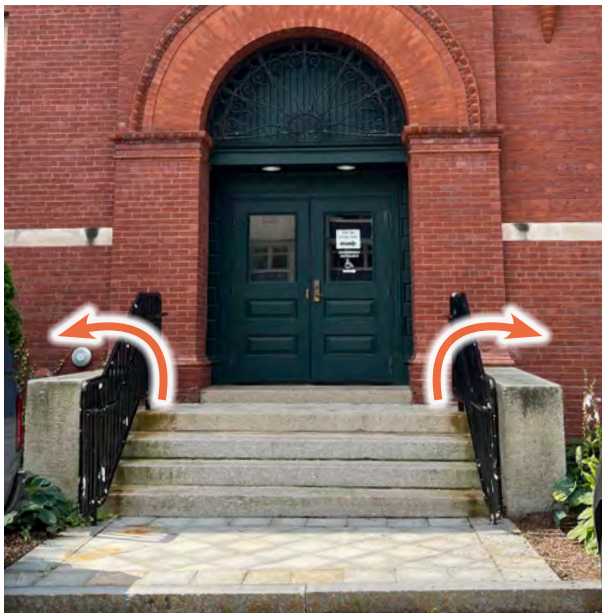
**Image C-51:** Loose bricks, notably at outside corners, require re-setting.



**Image C-53:** Although some in intact, chunks of the steep wash are randomly missing, mostly at the inner arch returns.



**Image C-54:** Elsewhere on the same projecting stringcourse, a missing mortar wash should be reestablished.



**Image C-55:** Rotating granite cheek walls at the north entry have slowly wreaked havoc on their adjacent bricks at the building.

Over time, likely due to water infiltration and poor substrate, the base on which the granite sits has washed away slowly, causing stones to shift and joints to widen [Image C-56]. Attempts to close joints with sealants gradually fail as stones continue to shift and spaces widen, requiring more sealant. Additionally, the slow overturning of granite cheek walls have imposed upwards force on the brickwork in which they sit, cracking the masonry [Image C-57].

The west entryway, though absent of steps, is approached by a paved walk flanked by



**Image C-56:** The slow shifting of granite treads are filled with sealants, wider and wider with each application.



**Image C-57:** Upward thrust of the rotating granite cheek walls have cracked the brickwork at the intersection, consistently.

the same granite cheek walls engaged into the brick masonry on either side of the entry [Image C-58]. Similar to its north counterpart, the granite cheek walls have started to rotate slowly, putting pressure on the brick masonry and creating spalls and cracked [Image C-59]. While granite is unlikely to experience rising damp due to its low porosity, excessive salt exposure can accelerate surface wear. Given the similar erosion of adjacent brick and mortar in highly-trafficked and presumably highly-salted walkways, this is likely a shared cause. Lastly, leaks in the basement directly below this west entryway suggest water is readily entering the foundation wall, where the pavers cross the continuous foundation wall, where the pavers cross the continuous foundation below and enter the footprint of the building [Image C-60]. Both damage to the foundation or insufficient waterproofing or drainage beds for the pavers allow water to seep between the paver joints and directly enter the building, or soak the soil sufficient to overcome waterproofing, if any. Stains on the portion of the walkway inside the footprint of the building suggest ponding water, meaning the pitch/slope of the walkway should be improved to direct rainwater away from the building perimeter.

### RECOMMENDATIONS

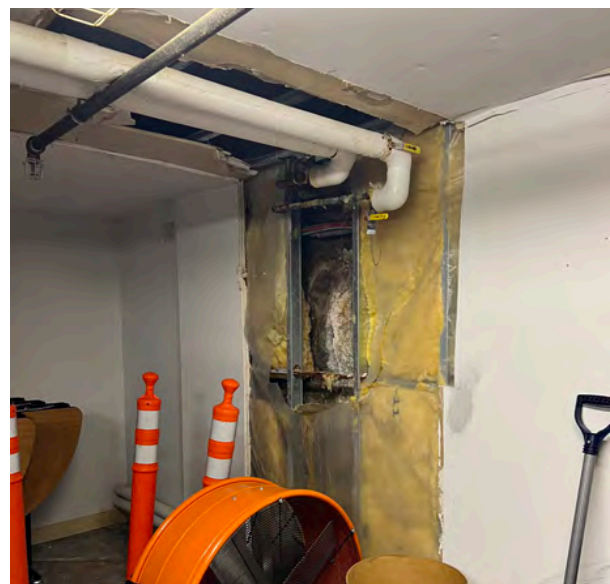
- Re-set monolithic granite cheek walls at west entry and provide new concrete base. Replace spalling/cracked brick with salvaged units and repoint.
- Remove and reinstall pavers, excavate and provide waterproofing at the foundation wall and area in front of the entry.
- Replace cementitious wash at chimney and brick string-courses.
- Clean efflorescence from all masonry.
- Selectively repoint masonry at high eaves where deteriorated.
- Re-set and clean monolithic granite steps and cheek walls at north entry, with new concrete base. Replace spalling and cracked bricks with salvaged units and repoint. Re-set and re-paint handrails.



**Image C-58:** Similar rotating granite cheek walls have damaged the west entry brickwork as well..



**Image C-59:** Excessive salts and de-icers at the high-traffic pavers have likely damaged both brick and granite.



**Image C-60:** Internal leaks below the west entry suggest that water both ponds and enters the foundation..

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28 September 2023

Doug Manley  
Principal  
Spencer Preservation Group  
41 Valley Road, Suite 211B  
Nahant, MA 01908

Reference: Belmont Town Hall Conditions Assessment

Dear Doug,

On September 19 and 21, 2023, we visited the Belmont Town Buildings to conduct an exterior conditions assessment of several structures: (A) The Town Hall, (B) The Town Hall Annex and the (C) The School Administration Building. The figure below shows the locations of each structure. The following sections present each structure, a description of their existing conditions, and *recommendations for repair*. Please note that all elevations facing Concord Ave will be referred to as the south elevation throughout this report.



Figure 1: Overall View of Town Buildings

## EXISTING EXTERIOR CONDITIONS:

### A. The Town Hall:

The Belmont Town Hall Building is one of three brick masonry buildings that we inspected on site. The south elevation has a raised grade driveway that meets the second floor level entrance. The first floor entrance is accessible from the east and north entrances. There is a stone retaining wall near to the southeast corner of the building that separates the south end driveway from the east end entrance.

- The stone retaining wall that holds back the south face driveway is starting to fail. Several stones have already begun to fall out and there are areas of bulging stone visible on the east elevation. The stone wall is capped with granite coping stones and appears to be a dry laid wall, backfilled with soil, and pointed just on the east exterior surface. It is very likely that the driveway and stairway



are directing water towards the walls, causing it to become trapped, freeze/thaw, and ultimately push the stones outward. A temporary support has been put in place to support the facing where the stones have fallen out.

*The stone retaining wall must unfortunately be dismantled and reconstructed, given the fact that it has presently reached a point of instability.*

- *The pavement on the high side of the wall will need to be peeled back and the high side of the wall and granite steps should be removed up to the edge of the front entry portico (leaving the top two steps in place).*
- *The soil should then be removed from the back side of the wall and the front of the building foundation. This will require the installation of temporary cribbing and lagging to hold back the soil beyond the excavation, and will expose the front foundation of the building wall, which covers the back side of the safe.*
- *As soil is removed, the wall should be documented and taken down with the soil. The back-up construction and facing stones will need to be carefully unwoven from the southwest corner of the building foundation and the facing stones that run vertically below the portico. Restraining*



*dunnage will likely be needed along the corner to help hold all of the stonework in place as the adjacent stonework is removed, and it will need to stay there until it is replaced. The existing building footing width will also need to be maintained in order to avoid settlement of the existing corner of the building.*

- *Following wall removal, the exposed building foundation, which will likely consist of loose, randomly projecting stones with little or no mortar between them, will need to be chinked, pointed and parged to create a solid, likely undulating surface to which concrete can bond.*
- *A wide spread footing will then be constructed and reinforced with horizontal rebar and vertical dowels to resist the sliding and overturning forces of the retaining wall that will be placed on it, and horizontal rebar dowels will be inserted with adhesive into the drilled holes in the restored foundation.*
- *A cast-in-place vertically cantilevered retaining wall will then be constructed with a 90-degree stiffening return against the building foundation, and a shelf on the front face from the footing to grade level to support the reinstallation of the facing stone.*
- *The facing stone will then be constructed against the face of the retaining wall and capped with the reinstalled coping.*
- *Depending upon the width and degree of width variation in the facing stone units, a percentage of the facing stones will likely need to be trimmed with a wet saw to a more uniform thickness so that they can be re-laid against the face of the concrete wall. Depending upon the stone units minimum and trimmed thicknesses, they can either be re-set with a weep cavity behind them or full mortar or grouted bond.*
- *The facing units should be arranged according to the original, documented layout, and inter-woven with the remaining stones below the corner of the entry portico, and tied back to the concrete retaining wall with concealed stainless steel ties.*
- We also observed several cases of arch slippage, either in the window jack arches, like on the north elevation (as shown in the photo on the following page), or on round arches above the south elevation side door entrance. Slippage occurs when the mortar deteriorates within the joints between the bricks and then compresses and loses shear capacity, allowing the bricks to slip downward along the deteriorated joints. The end result is the downward slippage and sagging of the arch and the partial loss of support to the masonry above.

*If the downward movement is not too great, the arches can be shored in place and the mortar deeply cut out of the joints and replaced with new mortar or grout, along with slate shims to help fill any widened gaps caused by loosened bricks that are pushed upward by the shoring.*

*For arches with large deformations, they will need to be shored and incrementally rebuilt in place, again using a combination of mortar and slate shims at widened gaps.*



- There are several areas of spalling brick and efflorescence at splash-back zones where water, often laden with deicing salts, splashes against an adjacent wall surface and soaks into the brickwork. Under dry conditions, the water then evaporates back out of the brickwork and the salts crystalize just under the outer brick surfaces (a process called cryptoflorescence) and cause the units to spall. Where the brick is not deeply spalled, the mortar joints can be cut and repointed and a breathable water repellent coating can be applied to slow down this process. *Where bricks are significantly eroded, the bricks must be replaced with visually matching, but harder fired bricks that can better survive these effects.*

- The bricks that form the lower left end of the soffit of the arch over the main entrance are spalling on their outer surfaces. The most likely cause of this spalling is water seeping downward within the porous back-up wall construction and out through the lower bricks in the arch, which are usually less porous and act like a dam to stop the flow. The water then saturates these bricks and causes



their bottom, outer surfaces to spall off during repeated freeze-thaw cycling. *As it is both difficult and expensive to replace the bricks in these large arches, the best course of action is to try to slow down the water, most practically through cutting and pointing, flashing and sealing and/or*

*application of a breathable water repellent coating applied to the brickwork above.*

- At the north end of the east elevation, where the old fire station used to be, we found vertical cracks in the foundation's concrete and parging where the brick piers land. *This is likely not a structural concern, but rather a poorly made joint where the fire doors were filled in when it was converted.*



- We found three areas where the masonry appears to be bulging slightly. Two locations are at the second floor level windows on the east elevation and the other is at the same level on the north elevation. These areas should be probed further to determine the cause, which is most likely rust jacking of the outer steel lintel that runs over the openings and is causing the wall to bend outward. *If found to be significantly rusting, the lintel should be removed and replaced with galvanized steel, along with proper flashing.*



- We found a vertical crack at the first floor level of the north elevation along with cracked stone sills. Though further investigation is also needed, it is likely that the visible deterioration and resulting expansion of unloaded brick masonry below the windowsill has caused it to crack and bend upward. This expansion has also caused the brickwork to crack. *The sill and deteriorated brickwork should be dismantled with the sill being repaired with stainless steel pins and epoxy or it should be replaced.*

- On the south elevation, there is a set of three windows on the first floor that are located between the two entrances. We found some of the lintel stones starting to shift down and outwards, which is a result of the metal lintel embedded below that stone that is starting to rust jack. Vertical cracking was also found in the surrounding foundation in this area. This damage was

most likely caused by the corrosion and expansion of a steel relieving shelf that runs over the windows. *The shelf should be probed to confirm this assumption and exposed, cleaned, rust protected and the brick put back if it is found to be valid.*



**B. The Town Hall Annex:**

The Town Hall Annex is another brick masonry structure with a wood framed roof. There are jack arches at the first two floor levels and round arches at the third level.

- We did not identify significant structural issues with the Annex. There are a few areas with efflorescence and some deteriorated brick mortar joints, near to the arches and roof cornice. *The roof edge and flashing should be checked for leakage into the masonry that can cause this condition, and repaired if needed, and the brickwork should be cleaned.*



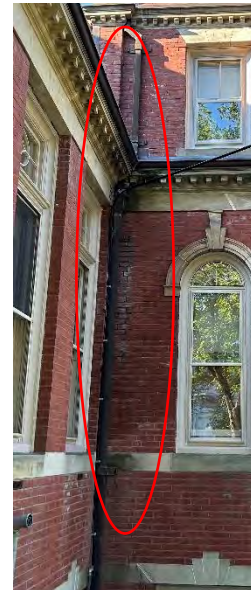
- One of the wooden soffit of the cornice appears uneven *and should be checked as to its attachment to the supporting framing from which it is suspended.* (See photo on following page)



### C. *The School Administration Building:*

The School Administration Building is predominantly brick masonry with cast stone sills and lintels at each floor level.

- Just as with the Annex, there are several pockets of efflorescence and deteriorated mortar joints. *The water infiltration that is causing the efflorescence should be identified and stopped and the white deposits should be cleaned off.*
- We also found a few stones, both lintels and sills, that had chips or spalls in them *that should be patched with a matching stone repair mortar.*
- There are two brick masonry walls on the north and south sides of the Administration building that are starting to fail, more so on the south elevation than the north. The brick walls have precast coping stones on top, with deteriorating mortar joints. Water is penetrating into the wall, through the sky facing mortar joints and starting to bulge the masonry and erode the mortar. *Both walls will need to be rebuilt, with either a through wall flashing system or lead weather caps incorporated into the design to prevent water infiltration.*





Thank you for the opportunity to evaluate this beautiful collection of Belmont's town buildings. Please reach out to our office should there be any questions or concerns.

Respectfully,  
Structures North Consulting Engineers, Inc.

A handwritten signature in blue ink, appearing to read "John M. Wathne".

John M. Wathne, PE (MA), President

A handwritten signature in blue ink, appearing to read "Jillian Borghardt".

Jillian Borghardt, EIT

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# COST ESTIMATE



Town of Belmont  
Belmont Town Hall



Spencer Preservation Group  
PRESERVATION ARCHITECTS

October 06, 2023 - ( DRAFT )

**PROJECT DESCRIPTION:**

DIV. 01 - GENERAL REQUIREMENTS		PHASE 1 URGENT REPAIRS (by 2028)	PHASE 2 SHORT TERM (5-10 YEARS)	REMARKS
	Access, disposal, general equipment, shoring	\$200,000	\$40,000	
<i>SUBTOTAL</i>		<b>\$200,000</b>	<b>\$40,000</b>	

DIV. 02 - SITE		PHASE 1 URGENT REPAIRS	PHASE 2 (5-10 YEARS)	REMARKS
	Dismantle, repair site wall, including drainage, paving, new reinforced cantilevered footing and concrete wall	\$500,000		
<i>SUBTOTAL</i>		<b>\$500,000</b>		

DIV. 04 - MASONRY		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Clean and repoint chimney		\$6,000	
	Selective cleaning of masonry		\$6,000	
	Patch stone sills		\$8,000	
	Selective repointing		\$10,000	
	Reset slipped jack arches and adjacent masonry		\$25,000	
	Reset check walls at steps, north elevation		\$4,000	
	Patch brownstone sills		\$6,000	
	Selective replacement of metal lintels		\$8,000	
<i>SUBTOTAL</i>			<b>\$73,000</b>	

DIV. 05 - METALS		PHASE 1 URGENT REPAIRS	PHASE 2 (5-10 YEARS)	REMARKS
	Remove, repair, re-set site railings	\$8,000		
<i>SUBTOTAL</i>		<b>\$8,000</b>		

DIV. 06 - WOOD, PLASTICS, AND COMPOSITES		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Carpentry repairs at wood window mullions		\$4,000	
	Carpentry repairs at East porch		\$6,000	
	Rake board replacement		\$2,000	
<i>SUBTOTAL</i>			<b>\$12,000</b>	

DIV. 07 - THERMAL AND MOISTURE PROTECTION		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Crenelated ridge cap replacements		\$40,000	
	Replace copper skirt and cornice at turret roof		\$16,000	
	Replace copper gable end cornices		\$24,000	
	Replace copper ventilation cupola		\$16,000	
	Replace copper access panel		\$6,000	
	Replace copper finials		\$15,000	
	Selective solder repairs at ridge and hip caps		\$8,000	
	Parge coat repairs at foundation		\$6,000	
	Replace cracked keystone south elvation; step crack repairs		\$8,000	

**SUBTOTAL** \$139,000

DIV. 08 - OPENINGS		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Replace door at fire escape		\$4,000	

**SUBTOTAL** \$4,000

DIV. 09 - FINISHES		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Prep and paint fire escapes and areaway grates		\$4,000	
	Paint carpentry repairs		\$4,000	
	Repairs to window mullions		\$4,000	
	Paint site wall railing	\$4,000		

**SUBTOTAL** \$4,000 \$12,000

DIV. 10 - SPECIALTIES		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Lightning Protection		\$35,000	

**SUBTOTAL** \$35,000

<i>SUBTOTAL</i>	<b>\$712,000</b>	<b>\$315,000</b>
General Conditions: @ 15% +	\$106,800	\$47,250
<i>HARD COST SUBTOTAL</i>	<b>\$818,800</b>	<b>\$362,250</b>
Overhead + Profit: @ 10% +	\$81,880	\$36,225
<i>SUBTOTAL</i>	<b>\$900,680</b>	<b>\$398,475</b>
Payment + Performance Bonds: @ 1% +	\$9,007	\$3,985
<i>CONSTRUCTION COST SUBTOTAL</i>	<b>\$909,687</b>	<b>\$402,460</b>
Design & Pricing Contingency 5%	\$45,484	\$20,123
Construction Contingency: @ 15% +	\$136,453	\$60,369
Escalation & Inflation, 8% per year 8%	\$72,775	\$32,197
Architecture/Engineering Fees: @ 15% +	\$136,453	\$60,369
<i>PROJECT COST TOTAL</i>	<b>\$1,300,852</b>	<b>\$575,517</b>
<b>COMBINED TOTAL</b>	<b>\$1,876,370</b>	

# ► COST ESTIMATE



Town of Belmont  
School Administration  
Building



Spencer Preservation Group  
PRESERVATION ARCHITECTS

October 06, 2023 - ( DRAFT )

## PROJECT DESCRIPTION:

DIV. 01 - GENERAL REQUIREMENTS		PHASE 1 URGENT REPAIRS (BY 2028)	PHASE 2 SHORT TERM (5-10 YEARS)	REMARKS
	Access, disposal, general equipment	\$30,000	\$20,000	
<i>SUBTOTAL</i>		<b>\$30,000</b>	<b>\$20,000</b>	

DIV. 04 - MASONRY		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Rebuild the site walls & provide thru wall flashing at capstones		\$25,000	
	Rebuild/Repoint south chimney including new capstone	\$16,000		
	Rebuild/Repoint north chimney including new capstone		\$16,000	
	Repoint limestone cornice		\$10,000	
	Selective masonry cleaning of efflorescence and biota		\$7,000	
	Selective repairs at limestone units		\$20,000	
	Repoint West steps		\$4,000	
	Modify roof parapet walls, west elevation	\$12,000		
	Repoint deteriorated joints adjacent to downspouts		\$6,000	
<i>SUBTOTAL</i>		<b>\$28,000</b>	<b>\$88,000</b>	

DIV. 06 - WOOD, PLASTICS, AND COMPOSITES		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Fascia repair at elevator override	\$4,000		
<i>SUBTOTAL</i>		<b>\$4,000</b>		

DIV. 07 - THERMAL AND MOISTURE PROTECTION		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Provide sealant and brickmoulding where missing at window jambs	\$12,000		
	Improve basement window areaway drainage	\$15,000		
	Provide sealant at counterflashing reglets	\$6,000		
	Repair/resolder at gutters, downspouts and flashings	\$20,000		
	Flat seam copper roof replacement/repair in elevator area		\$4,000	
	Selective repair and replacement of flat seamed copper roofs	\$40,000		
	Selective replacement of broken and missing slates	\$8,000	\$8,000	
	Repairs of copper roofing at both parapets, west elevation	\$10,000		
	Alterations to slate roofing at the elevator over-ride area	\$8,000		
<b>SUBTOTAL</b>		<b>\$119,000</b>	<b>\$12,000</b>	

DIV. 08 - OPENINGS		PHASE 1 URGENT REPAIRS (BY 2028)	PHASE 2 SHORT TERM (5-10 YEARS)	REMARKS
	Existing historic windows: remove, strip, reglaze, prime and paint		\$146,000	
<b>SUBTOTAL</b>			<b>\$146,000</b>	

DIV. 09 - FINISHES		PHASE 1 URGENT REPAIRS	PHASE 2 SHORT TERM	REMARKS
	Paint metal fascia at east elevation		\$2,000	
	Paint wood fascia at elevator override	\$1,000		
<b>SUBTOTAL</b>		<b>\$1,000</b>	<b>\$2,000</b>	

DIV. 10 - SPECIALTIES		PHASE 1	PHASE 2	REMARKS
	Lightning protection system	\$25,000		
<b>SUBTOTAL</b>		<b>\$25,000</b>		

	<b>SUBTOTAL</b>	<b>\$207,000</b>	<b>\$268,000</b>
	General Conditions: @ 15% +	\$31,050	\$40,200
	<b>HARD COST SUBTOTAL</b>	<b>\$238,050</b>	<b>\$308,200</b>
	Overhead + Profit: @ 10% +	\$23,805	\$30,820
	<b>SUBTOTAL</b>	<b>\$261,855</b>	<b>\$339,020</b>
	Payment + Performance Bonds: @ 1% +	\$2,619	\$3,390
	<b>CONSTRUCTION COST SUBTOTAL</b>	<b>\$264,474</b>	<b>\$342,410</b>
	Design & Pricing Contingency 5%	\$13,224	\$17,121
	Construction Contingency: @ 15% +	\$39,671	\$51,362
	Escalation & Inflation, 8% per year 8%	\$21,158	\$27,393
	Architecture/Engineering Fees: @ 15% +	\$39,671	\$51,362
	<b>PROJECT COST TOTAL</b>	<b>\$378,197</b>	<b>\$489,647</b>



Town of Belmont, MA  
Homer Municipal Building  
Conditions Assessment



Spencer Preservation Group  
PRESERVATION ARCHITECTS

October 05, 2023 - (DRAFT)

DIV. 01 - GENERAL REQUIREMENTS		PHASE 1 URGENT REPAIRS (BY 2028)	PHASE 2 SHORT TERM (5-10 YEARS)	REMARKS
	Access, Disposal, Staging	\$60,000	\$30,000	
<b>SUBTOTAL</b>		<b>\$75,000</b>	<b>\$30,000</b>	

DIV. 04 - MASONRY		PHASE 1	PHASE 2	REMARKS
	Replace cementitious wash at chimney and brick stringcourse, tinted red to match archway wash.		\$7,000	
	Selectively clean efflorescence from all masonry.		\$4,000	
	Selectively repoint masonry at eaves and re-set loose corbeled brick units.		\$12,000	
	Re-set and clean monolithic granite steps/cheek walls at north entry. Provide new concrete base. Replace spalling/cracked bricks from shifting stone with salvaged units and repoint. Re-set and repaint handrails.		\$20,000	
	Re-set monolithic granite cheek walls at west entry. provide new concrete base. Replace spalling/cracked bricks from shifting stone with salvaged units and repoint. Remove patio pavers at entryway and excavate to expose foundation and leaks. Rebuild any damaged foundation masonry and waterproofing. Rebuilt patio pavers with adequate slop and drainage.	\$40,000		
<b>SUBTOTAL</b>		<b>\$40,000</b>	<b>\$43,000</b>	

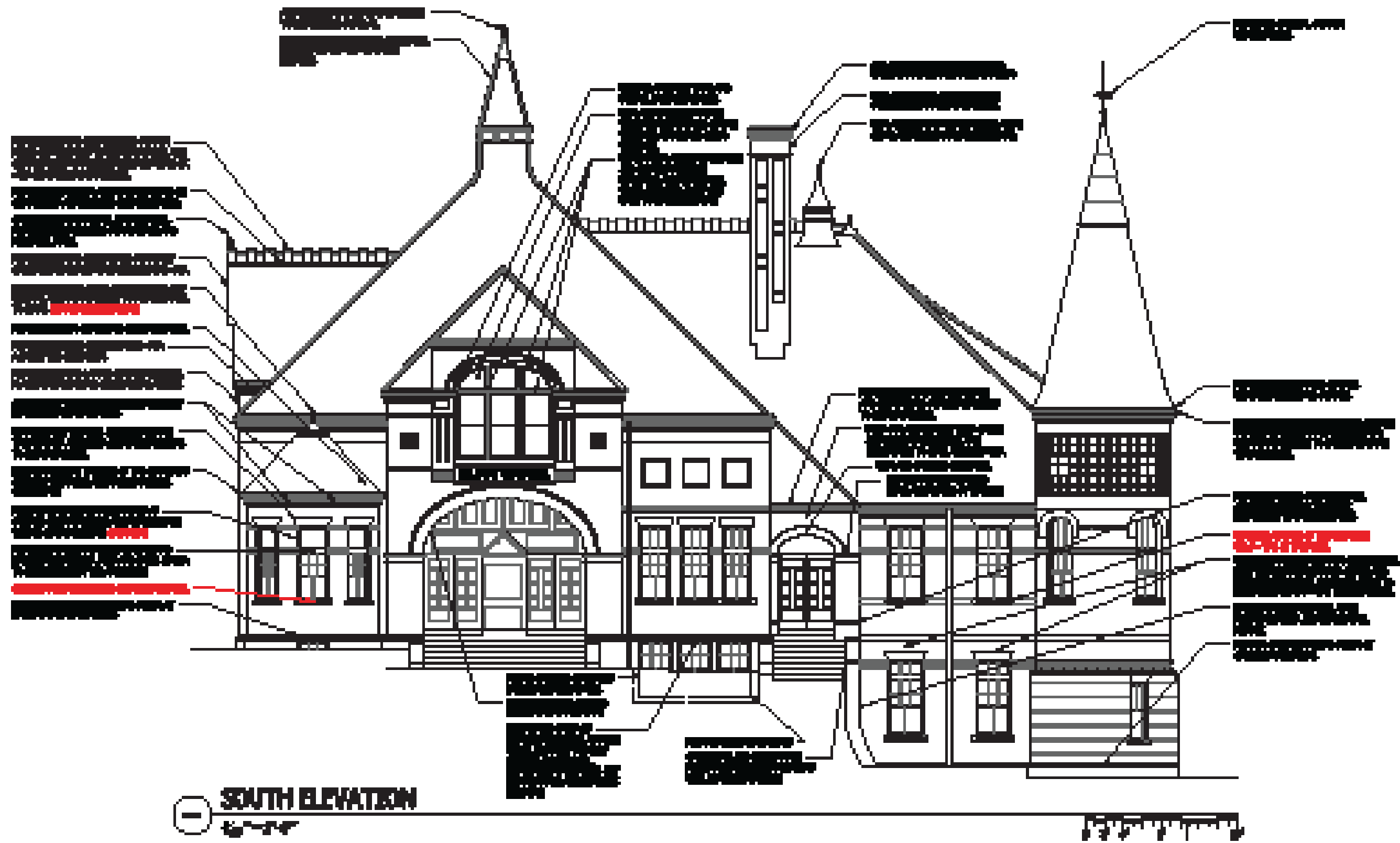
DIV. 06 - WOOD, PLASTICS, AND COMPOSITES		PHASE 1	PHASE 2	REMARKS
	Replace missing ventilator brackets and all corner boards. Repaint all wood.	\$1,500		
	Epoxy consolidate and refastened deteriorated arched trim at dormers.	\$20,000		
	Open up rotted sections of eaves/soffits to expose rafter tails. Replace damaged framing or sister new nailers. Refasten loose soffit boards and fascias and replace damaged/warped woodwork, including gutter bedmould in conjunction with copper work.	\$60,000		
<b>SUBTOTAL</b>		<b>\$81,500</b>		

DIV. 07 - THERMAL AND MOISTURE PROTECTION		PHASE 1	PHASE 2	REMARKS
	Selectively replace loose, missing, and damaged slates (allow 50 slates).	\$6,000		
	Remove pipe snow rails from existing brackets between south façade dormers.	\$500		
	Uninstall copper gutters, clean and remove solder, reattached/re-solder with proper drainage pitch and new underlayments.	\$40,000		
	Replace sealant at vinyl dormer windows.	\$4,000		
<b>SUBTOTAL</b>		<b>\$50,500</b>		

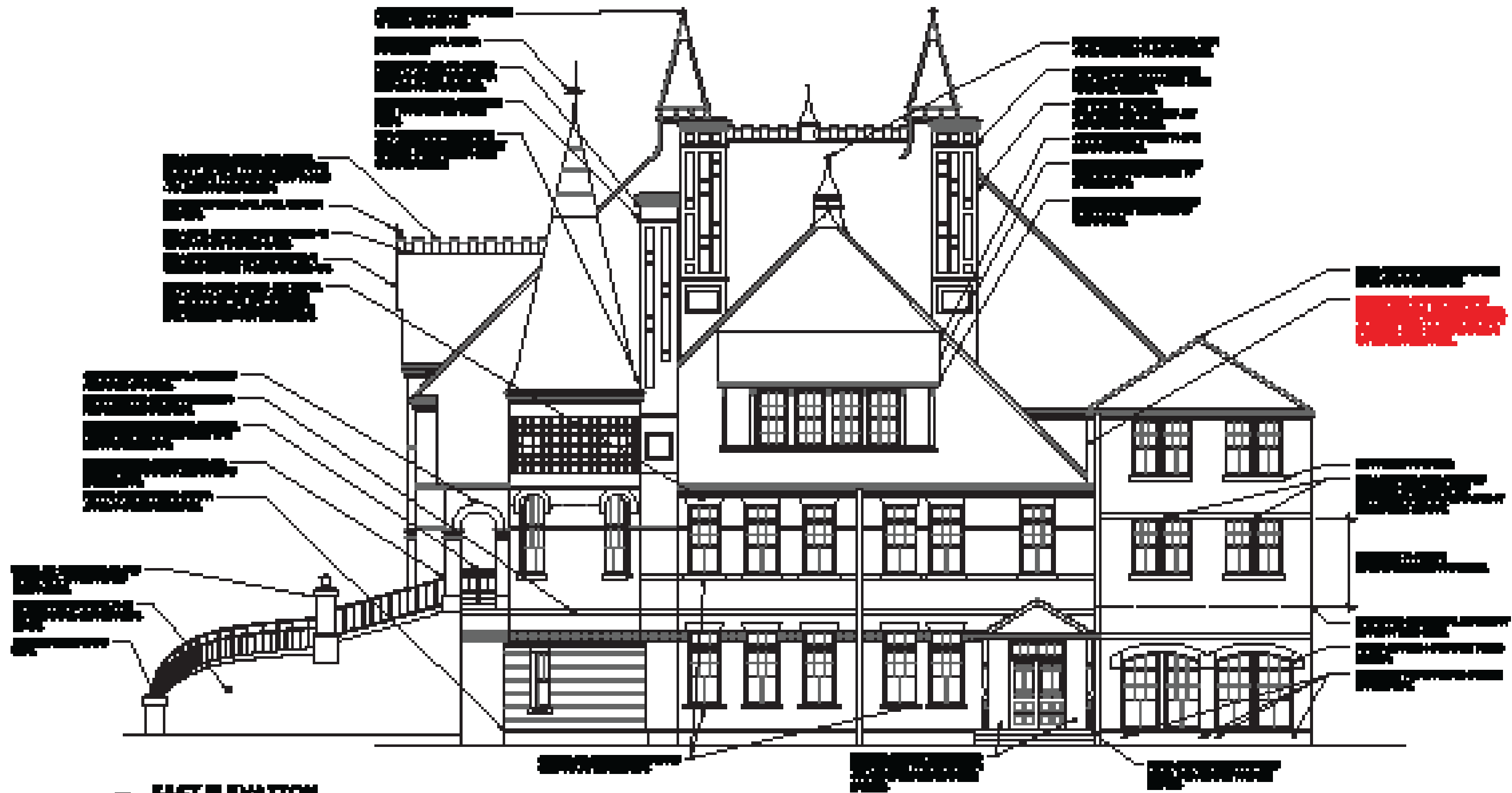
DIV. 09 - FINISHES		PHASE 1	PHASE 2	REMARKS
	Prep and paint ventilator woodwork, brackets, cornerboards.	\$5,250		
	Prep and paint dormer woodwork and trim.	\$7,000		
	Prep and paint eave woodwork, brackets, window transoms.	\$42,000		
	Prep and paint wood doors and entryways.		\$5,600	
	Prep and apply protective coating to entry ironwork.		\$500	
<b>SUBTOTAL</b>		<b>\$54,250</b>	<b>\$6,100</b>	

		<b>SUBTOTAL</b>	<b>\$301,250</b>	<b>\$79,100</b>
General Conditions: @	15%		+ \$45,188	\$11,865
		<b>HARD COST SUBTOTAL</b>	<b>\$346,438</b>	<b>\$90,965</b>
Overhead + Profit: @	10%		+ \$34,644	\$9,097
		<b>SUBTOTAL</b>	<b>\$381,081</b>	<b>\$100,062</b>
Payment + Performance Bonds: @	1%		+ \$3,811	\$1,001
		<b>CONSTRUCTION COST SUBTOTAL</b>	<b>\$384,892</b>	<b>\$101,062</b>
Design & Pricing Contingency	5%		\$19,245	\$8,085
Construction Contingency: @	15%		+ \$57,734	\$15,159
Escalation & inflation cost, per year	8%		\$30,791	\$8,085
Architecture/Engineering Fees: @	15%		+ \$57,734	\$15,159
		<b>PROJECT COST TOTAL</b>	<b>\$550,396</b>	<b>\$147,551</b>
SPENCER PRESERVATION GROUP • 2023				
		<b>Combined Total</b>	<b>\$697,946</b>	

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**SOUTH ELEVATION**  
1/4" = 1'-0"

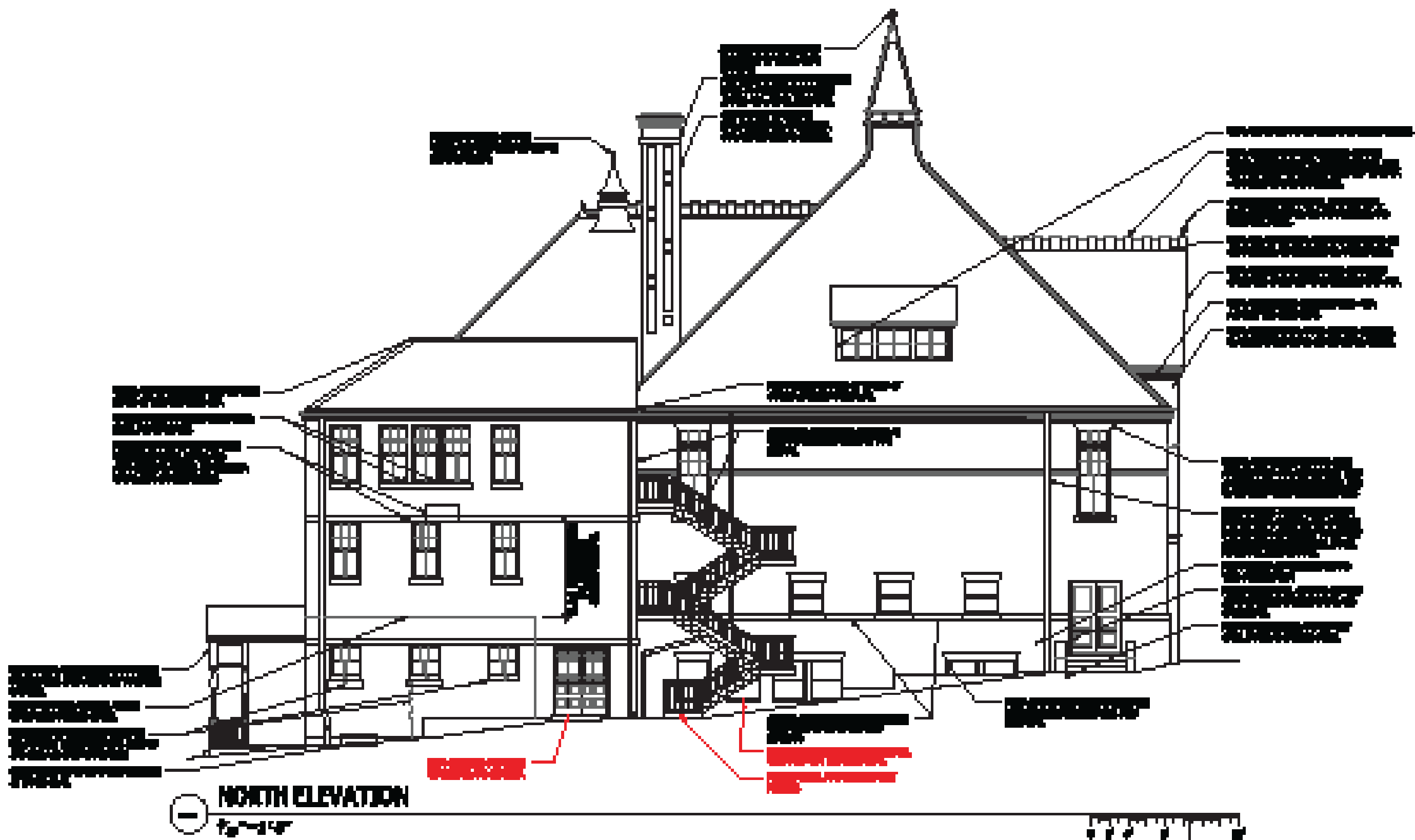


**EAST ELEVATION**  
1/8" = 1'-0"

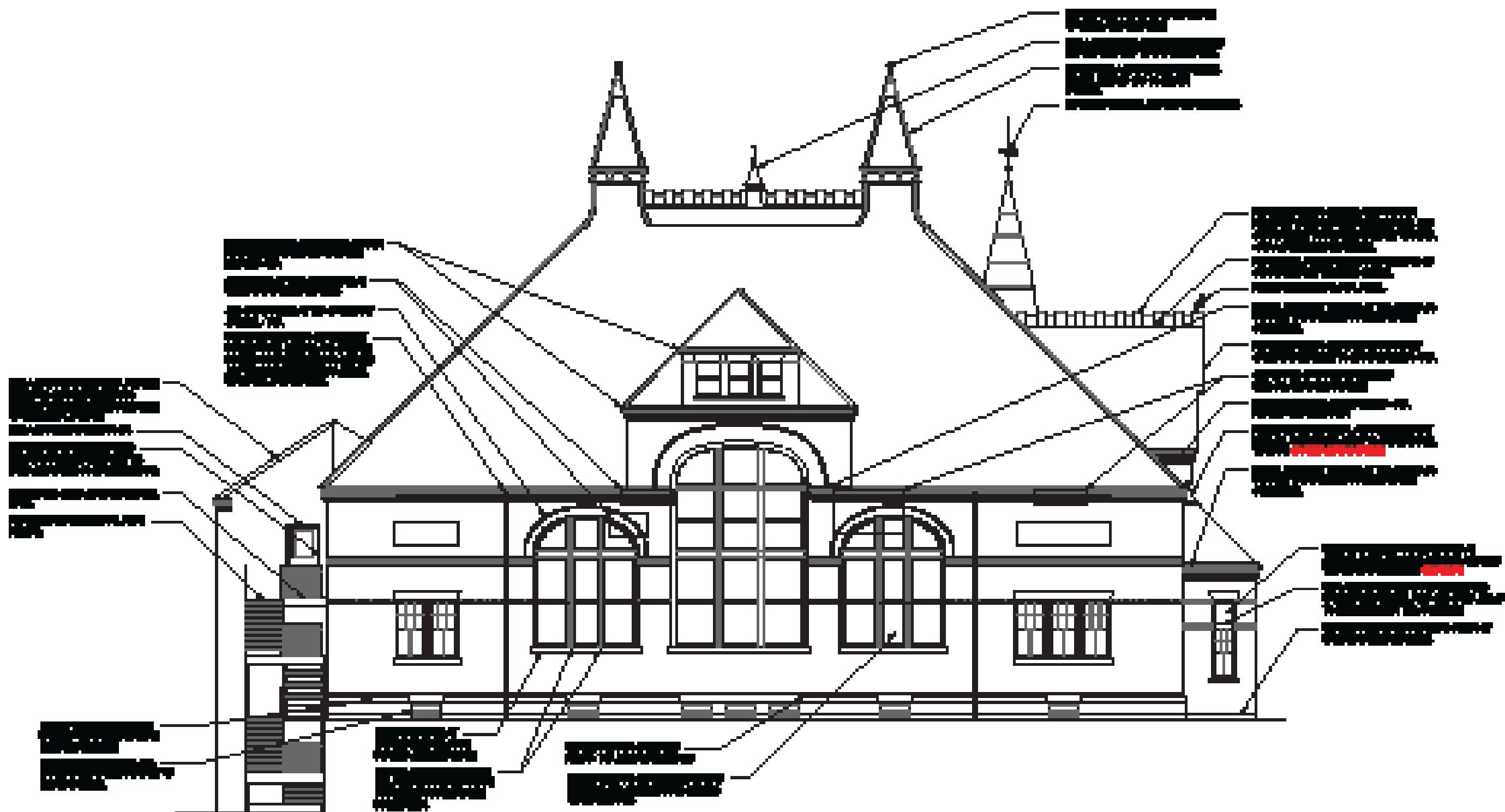


OCT. 2020





**NORTH ELEVATION**  
1/8" = 1'-0"



WEST ELEVATION  
1/2" = 1'-0"





**EAST ELEVATION**  
1/4" = 1'-0"





**NORTH ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$





**WEST ELEVATION**  
1/4" = 1'-0"





**SOUTH ELEVATION**

1/4" = 1'-0"





RE-CLADDING WITH BRICK (MATCHING EXISTING)  
 RE-CLADDING WITH BRICK (MATCHING EXISTING)  
 RE-CLADDING WITH BRICK (MATCHING EXISTING)

RE-CLADDING WITH BRICK (MATCHING EXISTING)  
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RE-CLADDING WITH BRICK (MATCHING EXISTING)  
 RE-CLADDING WITH BRICK (MATCHING EXISTING)  
 RE-CLADDING WITH BRICK (MATCHING EXISTING)

**SOUTH ELEVATION**  
 1/8" = 1'-0"



REPLACE EXISTING WINDOW SILL WITH  
 NEW SILL TO MATCH HEIGHT OF WINDOW  
 REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL

REPAIR/REPLACE  
 WINDOW SILL  
 REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL  
 REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL

REPAIR/REPLACE DAMAGED SILL  
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 REPAIR/REPLACE DAMAGED SILL  
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 WITH MATCHING MATERIAL

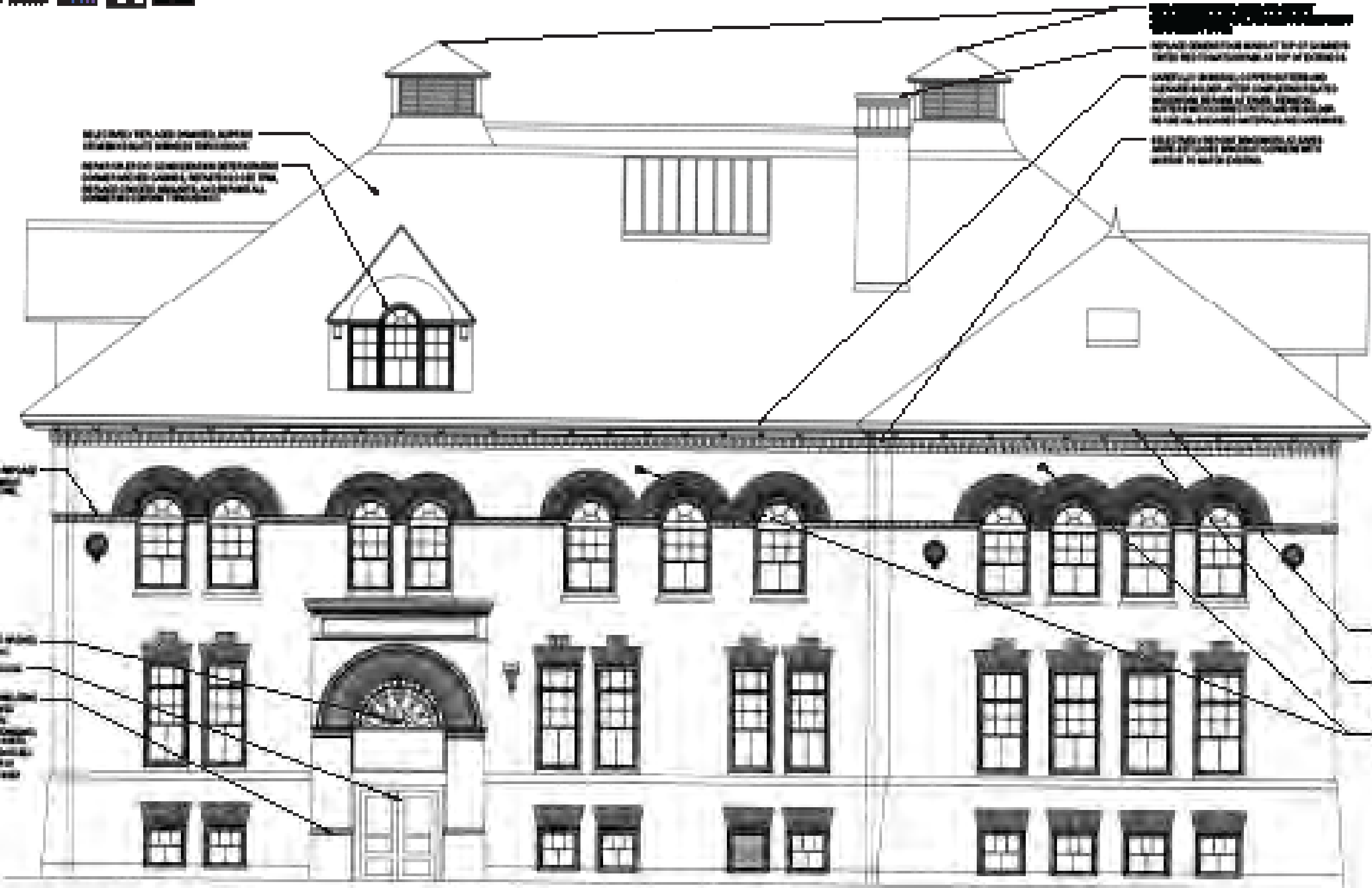
REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL  
 REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL  
 REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL  
 REPAIR/REPLACE DAMAGED SILL  
 WITH MATCHING MATERIAL



**WEST ELEVATION**  
 6'-5"







REPLACE EXISTING CORNICE ABOVE  
SECOND-FLOOR WINDOW ELEVATION  
REPAIR EXISTING CORNICE MATERIAL  
REPLACE CORNICE MATERIAL WITH  
REPLACEMENT MATERIAL

REPLACE EXISTING CORNICE ABOVE  
THIRD-FLOOR WINDOW ELEVATION  
REPAIR EXISTING CORNICE MATERIAL  
REPLACE CORNICE MATERIAL WITH  
REPLACEMENT MATERIAL

REPLACE EXISTING CORNICE ABOVE  
FIRST-FLOOR WINDOW ELEVATION  
REPAIR EXISTING CORNICE MATERIAL  
REPLACE CORNICE MATERIAL WITH  
REPLACEMENT MATERIAL

REPLACE EXISTING CORNICE ABOVE  
SECOND-FLOOR WINDOW ELEVATION  
REPAIR EXISTING CORNICE MATERIAL  
REPLACE CORNICE MATERIAL WITH  
REPLACEMENT MATERIAL

REPLACE EXISTING CORNICE ABOVE  
THIRD-FLOOR WINDOW ELEVATION  
REPAIR EXISTING CORNICE MATERIAL  
REPLACE CORNICE MATERIAL WITH  
REPLACEMENT MATERIAL

**NORTH ELEVATION**  
1/4" = 1'-0"

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED DEC 12 1978  
DATE ENTERED JUN 12 1979

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Pleasant Street Historic District

AND/OR COMMON

Same

**2 LOCATION**

*irregular pattern along Pleasant St.*

STREET & NUMBER *multiple* NOT FOR PUBLICATION

CITY, TOWN Belmont VICINITY OF 8th

STATE Massachusetts CODE 025 COUNTY Middlesex CODE 017

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME *multiple (see attached list)*

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Middlesex County Registry of Deeds (south district)

STREET & NUMBER 208 Cambridge Street

CITY, TOWN

Cambridge

STATE Massachusetts

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Inventory of the Historic Assets of the Commonwealth

DATE 1975  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Massachusetts Historical Commission

CITY, TOWN

Boston

STATE Massachusetts

PLEASANT STREET HISTORIC DISTRICT  
 BELMONT, MASSACHUSETTS 02178  
 APRIL, 1978



1. *u/s* Mr. & Mrs. John A. Dunn, Jr.  
6 Stella Road intrusion
2. "Capt. Stephen Frost House"  
Mr. & Mrs. Guensey Frost  
467 Pleasant Street circa 1763
3. "The George V. Fletcher House"  
Mrs. Samuel W. Garfin  
483 Pleasant Street 1868
4. " J. Varnum Fletcher Stable" (converted) 1856-1858  
Mrs. Margaret v. Freeman  
505 Pleasant Street
5. Mr. & Mrs John T. Dunlop *delete* intrusion  
509 Pleasant Street
6. " J. Varnum Fletcher House" 1856-1858  
Mrs. Rosalie R. Richardson  
519 Pleasant Street
7. "James Munroe Hale House" 1857  
Mrs. Dwight Mae Afee  
529 Pleasant Street
8. Mr. & Mrs. Joseph F. Urner *delete* intrusion  
533 Pleasant Street
9. Mr. Emil R. Weretelnyk *delete* intrusion  
537 Pleasant Street
10. Robert J. Marinick *delete* intrusion  
740 Beacon Street  
Newton Centre, Ma., 02159  
543 Pleasant Street
11. Mr. & Mrs. Charles H. Coughlan *delete* intrusion  
4 Clifton Street
12. Mrs. Helen S. Connors *delete* intrusion  
53 Hill Road Apt. 302 Mail Address  
Belmont, Ma., 02178  
561 Pleasant Street
13. "Edwin Locke House" 1841  
Mr. & Mrs. Francis J. Aguilar  
~~575 Pleasant Street~~ changed to #5 Somerset Street
14. Mrs. Mary R. Minasian intrusion  
585 Pleasant Street

10. A. Mr. & Mrs. Joseph F. Mazza  
15 Clifton Street

Partial Lot

15. "The Isaac Locke Sr. House"  
Mr. & Mrs. Joseph L. Angelo  
Mr. & Mrs. Richard J. Santangelo  
593 Pleasant Street

1815

16. Mr. & Mrs. Stuart E. Wolf  
601 Pleasant Street

intrusion

17. "George Augustus Locke House"  
Mr. & Mrs. Stuart E. Wolf  
605 Pleasant Street

1842

18. "Capt. James Homer House"  
Mr. & Mrs. Fred L. Glimp  
613 Pleasant Street

circa 1860-1865

19. "Wellington Homestead"  
Mr. & Mrs. William Harby  
631 Pleasant Street

circa 1808

20. "Wellington Cottage"  
Mr. & Mrs. Peter Gunness  
641 Pleasant Street

circa 1850

21. "William Flagg Homer House"  
Belmont Women's Club  
661 Pleasant Street

circa 1853

22. Triangular lot at corner of Pleasant and Concord Avenue  
Mr. & Mrs. Walter F. Voner  
23 Centre Avenue

23. "The J. Cushing Burr House"  
Mrs. Gertrude E. Johnson  
701 Pleasant Street

circa 1858

24. "Orchard Hill School Stable"  
Mr. Christopher Ripman  
711 Pleasant Street

(converted) 1847

25. "Orchard Hill Family Boarding School"  
Mr. & Mrs. Kevin Callanan  
721 Pleasant Street

1847

26. "School Building of the Orchard Hill School"  
Mrs. Ruben A. Brower  
One Hay Road

1847

27. "Abby Morton Diaz House"  
~~Mrs. Edith S. Jenneberg~~ Mr. and Mrs. David L. Fishman  
34 Centre Avenue

1886

28. "The Emerson Parks House"  
Mrs. Walter Voner  
480 Concord Avenue  
Mail Address: 23 Centre Avenue

circa 1823



29. "Simon D. Hatch House" circa 1861  
Mr. & Mrs. Walter F. Voner  
23 Centre Avenue
29. A. "Hatch House" circa 1885  
Miss Katherine E. O'Brien  
26 Centre Avenue
30. "The Widow Parkes Cottage" circa 1853  
Mr. & Mrs. Arthur Smithie  
39 Centre Avenue
31. "John F. Leonard House" circa 1894  
Misses Margaret A. & Mary W. Leonard  
21 Sunnyside Place
32. "Hatch House" circa 1890  
Mr. & Mrs. John F. Ladd  
11 Sunnyside Place
33. "Hatch House" circa 1890  
Mr. & Mrs. Walter F. Voner  
7 Sunnyside Place
34. "Hatch House" circa 1890  
Mr. & Mrs. Henry L. McNamara  
5 Sunnyside Place
35. Miss Ruth Robbins intrusion  
486 Concord Avenue
36. "Samuel O. Mead House" circa 1826-1830  
Mr. & Mrs. Edward B. Witte  
504 Concord Avenue
37. John Grandman intrusion  
515 Concord Avenue
38. Dr. & Mrs. Larry H. Strasburger intrusion  
527 Concord Avenue
39. & 40. Open Lots on Wellington Lane  
Mr. & Mrs. William Claflin  
531 Concord Avenue
41. "The Hammett Barn" (converted) 1853  
Mr. John R. Kennedy  
27 Wellington Lane
42. "The Samuel P. Hammett House" 1853  
Mr. & Mrs. Webster McCann  
33 Wellington Lane
43. "The Albert Higgins House" circa 1850  
Mr. & Mrs. Robert J. Scully  
30 Somerset Street

44. Mr. and Mrs. Danilo V. Missio  
~~Mr. & Mrs. Lester Adler~~  
20 Somerset Street intrusion
45. "James Otis Simonds House"  
Dr. & Mrs. J. Gordon Scannell  
37 Somerset Street circa 1892
46. "Edwin Locke Farmhouse"  
Mr. & Mrs. N. Preston Breed  
25 Somerset Street circa 1855
47. Mr. & Mrs. Kenneth R. Butler  
722 Pleasant Street intrusion
48. "James Brown House"  
Mr. & Mrs. Peter Elvins  
710 Pleasant Street 1851
49. "Brown House"  
Mr. & Mrs. William H. Hamilton  
560 Concord Avenue  
Lexington, Ma,  
692 Pleasant Street 1851
50. Belmont Town Hall  
455 Concord Avenue 1881-1882
51. "Former Belmont Library"  
School Dept., Town of Belmont  
644 Pleasant Street 1902
52. "Thomas Blake House"  
Mrs. Marcus O'Day  
642 Pleasant Street 1875
53. "Thomas Blake House Stable"  
Mrs. Marcus O'Day  
642 Pleasant Street 1875
54. "Eleazer Bartlett Homer House"  
Mr. & Mrs. D. Ewing Davies  
634 Pleasant Street 1887
55. "Part of Javan K. Moore's Subdivision"  
Mr. & Mrs. Alfred J. Reid  
628 Pleasant Street 1877
56. "Part of Javan K. Moore's Subdivision"  
Miss Barbara Jack  
624 Pleasant Street 1877
57. "Part of Javan K. Moore's Subdivision"  
Mrs. Merton A. McDonald  
618 Pleasant Street 1877
58. Dr. & Mrs. Herbert E. Daitch  
604 Pleasant Street intrusion



59. Mr. & Mrs. Dante Gozzi  
600 Pleasant Street intrusion
60. Mr. & Mrs Chester A. Sherman  
596 Pleasant Street intrusion
61. "Alexander House"  
Mr. & Mrs. William B. Millett, Jr.  
592 Pleasant Street 1850
62. "Widow Perry Cottage"  
7 Alexander Avenue  
Misses Stone 1830
63. Plymouth Congregational Church  
Pleasant Street intrusion
64. "The James Perry House"  
Mrs. Harry H. Baldwin  
568 Pleasant Street 1828
65. "Edward W. Brown House"  
Parsonage - Plymouth Congregational Church  
560 Pleasant Street circa 1891
66. "Sargent House"  
Mr. & Mrs. Eric M. Anderson  
548 Pleasant Street 1898
67. "Charles Grant Winn House"  
Mr. & Mrs Alfred Bellows  
536 Pleasant Street circa 1841
68. Mrs. Florence S. Dowe  
530 Pleasant Street intrusion
69. "Charles Wellington Winn House"  
Mr. & Mrs Herbert Block  
524 Pleasant Street 1875
70. Mr. & Mrs. William P. Covell  
3 Roberts Road Mail Address  
Billerica, Ma., 01821  
6 Winn Street intrusion
71. "George P. Walcott House"  
Mr. & Mrs. Edward Whitlow  
500 Pleasant Street 1871
72. Mr. & Mrs. Louis A. Lord  
496 Pleasant Street intrusion
73. "The Joseph Yates House"  
~~Mr. & Mrs. Christopher W. B. Coe~~ Mrs. Joan Gradison Coe  
490 Pleasant Street 1846
74. Mr. & Mrs. Lloyd R. Allen  
480 Pleasant Street intrusion
- 24A. Mrs. Thomas E. Reed  
707 Pleasant Street intrusion



See Det. Apr. 10, 1979

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Pleasant Street Historic District is located seven miles northwest of Boston on Pleasant Street (Route 60) in Belmont. Most of the district runs parallel to the Belmont Center business district and is one of the few approaches to the town not affected by commercial development. It is an unusually well-preserved example of a nineteenth century residential neighborhood which includes interesting representations of Georgian, Federal, Greek Revival, Italianate, Second Empire and Queen Anne styles. The buildings on the west side of Pleasant Street are set back on the hillside, overlooking the city of Boston. Stone walls and shade trees contribute to the landscape.

59 Sixty-eight buildings and two monuments are included in the district. Of these, there are ~~sixty-five~~ <sup>two</sup> residential properties, two public buildings, and one church. The ~~thirty~~ <sup>13</sup> ~~twenty-four~~ intrusions are twentieth century residential properties whose landscaping and setting fit in with the area. With the exception of the Town Hall, ~~and~~ Old Library, #24 <sup>A</sup>, all of the properties are included <sup>within the bounds of a</sup> in a local historic district.

The Belmont Town Hall (#50) was designed in 1881 by Henry W. Hartwell, a well-known Boston architect whose firm merged with Williams C. Richardson before completion of the building. Set on a prominent sloping corner lot, the three story red brick structure is asymmetrical in form. The wide arched entrance, which faces south, is flanked on the left by a one story turret with a conical roof. A larger, though similar turret is located on the east end of the building. Tall, decorative chimneys and conical roofed cupolas top the polychromatic slate roof. Projecting second story gables on the west and south elevations complete the irregular form. Relief decoration, crenelations on the roof ridges and varied window shapes contribute to the overall 'picturesque' effect.

To the north of the Town Hall is the Old Library (#51). Designed in 1902 by the Boston architect William R. Emerson, the Classical Revival two story building was constructed of red brick with granite trim. A semi-circular portico supported by four Ionic columns extends from the center of the facade. Fenestration consists of full-length round-arched windows on the first story and a palladian window over the entrance on the second. Granite moldings top each window and dentilled cornices between the stories and beneath the roof are also of granite.

Across Pleasant Street lies the William Flagg Homer House (#21), one of the focal points of the district. Built in 1853 as a summer mansion, the house is a superb example of an Italianate/Second Empire building, set back on the hill. Copper beech trees and a sloping lawn add significantly to its prominent setting. The house was built of brick and covered with stucco, originally scored to suggest masonry. Italianate details include paired, round-arched windows in a projecting pavilion, bracketed cornice, round-arched portico to the left of the pavilion and an octagonal cupola. A mansard roof and semi-circular hooded dormers are elements of the Second Empire period. Hand-carved relief ornaments decorate the bay window and entrance portico.

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The Wellington Homestead (#19), built in 1808, was originally a brick Federal style house. During the popularity of the Greek Revival period, the roof was rotated so that the gable end faced the street. At the same time, the house was doubled in depth. The five bay facade is now clapboarded, although the remaining three sides have remained brick. There is an enclosed vestibule and a diamond-shaped window in the gable on the facade.

Across the street is the Thomas Blake House (#52-53). Built in 1875, the house is well sited on a tight corner lot. The two and a half story building is L-shaped in form. The right half of the facade has a heavily bracketed cornice and eaves. Bay windows with dentiled cornices appear on the first and second stories. The left half of the facade features a Colonial Revival veranda that wraps around the north side of the house. An iron-crested cupola tops the building.

Diagonally to the north from the Thomas Blake House is the Captain James Homer House (#18). It is a two story three bay mansard roofed house built in 1875. The entrance, which is in the right bay, is accented by a portico with decorative braces. Full length shuttered windows on the first floor are capped with projecting lintels. Second story dormers are pedimented. The south elevation has a central, projecting pavilion with a mansard roof and bay window. The house is clapboarded, and the roof is slate in a scallop pattern. Like the other houses on the west side of Pleasant Street, it is set high above the street with an extensive sloping lawn.

Also on the west side of Pleasant Street is the two and a half story Isaac Locke House (#15). It was constructed c. 1800 in three or four stages as a farmhouse. The five bay clapboarded facade has a full porch which was added in the late nineteenth century. Side elevations are clapboarded; the rear elevation is constructed of brick. Across the street is the Alexander House (#61), a two and a half story structure built in 1850. The house sits gable-end to the street. The off-center doorway has a pointed arch lintel and recessed door. Wide corner posts and projecting eaves highlight the exterior. The west elevation has a three bay porch. An octagonal cupola sits between the two chimneys. The house is sheathed with flush horizontal boarding.

The Albert Higgins House (#43) is a fine Italianate house built in 1850. Two and one half stories high, it features a bracketed hood over the center entrance, projecting window hoods on the three bay facade and west elevation, two story bracketed bay windows: on the east elevation, round-arched windows in the gables and a dormer. Behind the house is a stable capped with a cupola and weather vane.

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Constructed in 1841, the Edwin Locke House (#13) is a two and a half story, four bay Greek Revival structure. The clapboarded house has corner pilasters, a heavy entablature and full cornice on the pedimented gable. A one story porch with fluted columns runs along the length of the facade. A pedimented door opens onto Somerset Street. Attached to the rear elevation is a barn.

The Joseph Yates House (#73) is a two and a half story building constructed in 1846. The flat roofed, enclosed entrance portico, is supported by square Doric columns, and has oval windows in the sites. There are wide corner boards and a deep entablature. The south elevation has a columned porch.

The Captain Stephen Frost House (#2), built c. 1763, is the oldest building in the district. It is a two and a half story, 5 bay, central chimney, center entrance house. Weathered shingles cover the clapboards. Window sash is 6/9, and there is a small entrance portico. Although the barn is gone, a stone wall and open space reflect the original setting.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input checked="" type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Pleasant Street Historic District is significant for its variety of well-preserved 18th and 19th century architectural styles, its character as a wealthy mid-late 19th century neighborhood and its association with a number of prominent people including Winslow Homer, Roscoe Pound and David Mack. Many well-known literary figures were guests of Pleasant Street residents, as were General Lafayette and Elizabeth Peabody.

Pleasant Street is the original "path which goeth from ye mill (now Arlington Center) to Watertowne." Later known as the "King's Way," the area was originally part of Cambridge. The town of Belmont was incorporated in 1859.

Early settlers farmed in the area, supplying both the Continental Army during the Revolution and Faneuil Hall market with produce. With the advent of rail transportation, wealthy Boston merchants were attracted to the area for both summer and year-round residences.

The William Flagg Homer House (#21) was built by the uncle of Winslow Homer, famous American artist. Winslow Homer, who lived in the district both before and after the Civil War, painted several masterpieces here, including one of his Croquet Scenes (1966). The background for Making Havelocks for the Front was his uncle's front parlor. A recently discovered sketch of Homer's was found on a plaster wall of the Widow Parkes Cottage (#30), rented by his father.

The Captain James Homer House (#18) was built by William Flagg Homer's brother. It is believed that Winslow Homer acquired his love for the sea following a voyage with his uncle. The house was subsequently sold to Arthur Parker Stone, Judge of the Third District Court of Middlesex, owner for 50 years.

The Joseph Yates House (#73) was the home of Roscoe Pound from 1910 until 1928. Pound was a renowned figure in American legal education and Dean of the Harvard Law School from 1910 to 1936.

Captain Stephen Frost left his farmhouse (#2) on April 19, 1775 to join the minutemen. A monument in his memory has been erected in front of the house. A descendant of Stephen Frost still occupies the house.

For 149 years the Wellington Homestead (#19) was inhabited by members of the Wellington family. Colonel Jeduthan Wellington fought with General Lafayette during the Revolution. His tavern was on the site of the Town Hall, and it was there Lafayette visited his friend in 1824. Wellington's grandson, Joseph Oliver and his great-grandson Joseph Jr. were

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instrumental in the incorporation of Belmont as a town (1859) and were both Representatives to the Massachusetts Legislature. The Wellington land once stretched through what is now Belmont Center; their market gardens were famous for many years.

The Thomas Blake House and Stable (#52-53) was the home of the son of George Fordyce Blake, inventor of the water meter and the Blake steam pump, known and adapted in innumerable ways throughout the world. Thomas Blake participated in the growth of his father's multi-million dollar enterprise.

Centrally located on a large tract of land, the Isaac Locke House (#15) originally had acres of market gardens and orchards associated with it. Locke's father, Samuel Jr., served in the Revolution. Supplies were continually obtained for the provincial army from the productive Locke farm. As the population of Boston and the vicinity increased, the Locke farm benefited from greater demand for produce. After the construction of Quincy Market in Boston, Isaac Locke and his sons moved their business from Faneuil Hall to the newer building where they prospered as Isaac Locke and Co.

Isaac's son Edwin built the Edwin Locke House (#13). Educated at Groton Academy, he carried on his father's produce business. While Belmont was still part of West Cambridge, Locke served on the Board of Assessors and School Committee. Following Belmont's incorporation, he was on the first Board of Assessors, and later, on the Belmont School Committee.

The builder of the Alexander House (#61), Dr. John Locke Alexander served as postmaster at the Wellington Hill Post Office from 1855-59. He was also on the West Cambridge School Committee. In 1880 Locke wrote the section on Belmont's history for Drake's History of Middlesex County.

Albert Higgins, owner of the Albert Higgins House (#43), was a housewright whose fine details are seen in many of Belmont's elegant mid-19th century houses. He also built the first Town Hall/ Schoolhouse, The Waverly Schoolhouse (now a fire station) and was responsible for numerous alterations and repairs to other town buildings. He was closely involved in the petition to incorporate Belmont. In 1855 Higgins sold his house to Joseph Cartland, an uncle of the poet John Greenleaf Whittier. Both Higgins and Cartland were active in the abolition movement. In 1870 Otis Simonds bought the house. He conducted a successful wholesale beef business in Faneuil Hall for 40 years and was an original incorporator of the Belmont Savings Bank.

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The Joseph Yates House (#73) was the home of Joseph Yates and his wife, the daughter of Charles Wellington. Yates ran an express business between Belmont and Boston in the 1860's and later established a paper stock business in Boston. He was also an active participant in forming the new town of Belmont.

The Orchard Hill Boarding School for Young Ladies (#25) was founded by David Mack, Belmont's first librarian and a scholar of note. Visitors at his home included Ralph Waldo Emerson, Nathaniel Hawthorne, William Lloyd Garrison and Elizabeth Peabody, who initiated the kindergarten movement in the United States.

The James Perry House (#64) was the home of James Brown, founder of Little Brown Publishing Company.

Numbers 3, 4, 6 and 7 were all tied into the Fletcher family. The J. Varnum Fletcher House (#6) and Stable (#4) were the first to be built in 1856. Fletcher was a state senator, one of Belmont's first selectmen, and owner of a wholesale beef business in Faneuil Hall. His son George built his house (#3) on the other side of the stables. He carried on his father's business and was an active member of the Boston Food and Produce Exchange. J. Varnum Fletcher gave the James Munroe Hale House (#7) to his daughter, Frances Ann, upon her marriage to James Hale.

Other successful Faneuil Hall merchants were Charles Grant Winn and his son Charles Wellington Winn (#67 and 69). Greenhouse farming allowed the Winns and other Belmont farmers to grow year round crops. The Winn farm of 20 acres later lent its name to a Belmont brook, a school and a street.

The builder of the Abby Morton Diaz House (#27) was a writer of children's books and a member of the Women's Suffragette League. Diaz was one of the first women associated with the Socialists and Nationalists in Edward Bellamy's movement.

The Old Library (#51) was donated to the town by Henry Underwood whose family was responsible for the Underwood food industry and who lived in Belmont. It is presently used for the school department's administrative offices.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Baldwin, Frances, The Story of Belmont, Belmont Historical Society, 1953  
 Betts, Richard B., The Streets of Belmont and How They Were Named, Belmont Historical Society, 1974  
 French, Camilla, series of research articles for the Belmont Citizen, 1973-74

# 10 GEOGRAPHICAL DATA

SEE continuation sheet south w/ sheet 74-10-79

ACREAGE OF NOMINATED PROPERTY 38

UTM REFERENCES

A 19 | 321 | 2410 | 4696 | 615  
 ZONE EASTING NORTHING  
 C 19 | 320 | 560 | 4695 | 5615

B 19 | 321 | 41010 | 4696 | 415  
 ZONE EASTING NORTHING  
 D 19 | 320 | 325 | 4695 | 845

VERBAL BOUNDARY DESCRIPTION

Beginning at the southerly boundary of the district, run northwest along the westerly lot line of #26, north along rear lot lines of #26,27,30 and 36, east along lot line of #36, northeast along rear lot lines of #37,38,39,40,41,42,43 and 45, south along rear lot lines of #45 and 13, east along rear lot lines of #12,11 and 10A, north along west lot line of #8, east along rear lot line of #5 and south along east lot lines of #5 and

(cont.)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE Elizabeth T. Durfee, Inventory Coordinator, with Camilla French, Belmont Historical Commission  
 ORGANIZATION Massachusetts Historical Commission DATE October 25, 1978  
 STREET & NUMBER 294 Washington Street TELEPHONE (617) 727-8470  
 CITY OR TOWN Belmont STATE Massachusetts

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *Patricia West* DATE 11/21/78

TITLE Executive Director, Massachusetts Historical Commission DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Sarah T. Bridges* for DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATE 6-12-79

ATTEST: *Bruce Van Duzer* KEEPER OF THE NATIONAL REGISTER DATE 6/11/79

KEEPER OF THE NATIONAL REGISTER

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east along rear lot line of #3 and 2, south along east lot line of #2,  
east to north corner lot lot of #1, south along the center of Stella Street,  
west along the center of Pleasant Street, south along east lot line of #74,  
west along rear lot lines of #74,73,72,71,70,69,68,67,66,65,64,63,62,60,59,  
58,57,56,55,54,53-53,51 and 50, northwest along the center of Concord  
Avenue to #49, south along east lot line of #49, southwest along rear lot lines  
of #49,48, and 47 and northwest to the starting point.



See Ltr Apr 10-79

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Pleasant Street Historic District

10

1

Verbal Boundary Description

Beginning at the southerly boundary of the district, the boundary runs northwest along the westerly lot line of #26, north along rear lot lines of #26,27,30 and 36, east along north lot line of #36 and 21, east and northeast along rear lot lines of #21,20,19 and 18, northwest along southwest lot line of #41, north along east side of Wellington Lane and west lot line of #45, south along east lot lines of #45 and 13, east along north side of Pleasant Street, northwest along west lot line of #7, east along rear lot lines of #7,6, 4,3 and 2, southeast along east lot line of #2, southwest along north side of Pleasant Street, south along east lot line of #73, west along rear lot lines of #73,72,71,70,69,68,67,66,65,64,63,62,60,59,58,57,56,55,54,53,52,51 and 50, northwest along the center of Concord Avenue to #49, south along east lot line of #49 southwest along rear lot lines of #49, and 48, north west to the north curblines of Pleasant Street and south to the starting point.

Boundary Justification

The boundary lines of the Pleasant Street Historic District follow the the lot lines or street curblines along Pleasant Street, extending up several side streets. Properties contiguous to the district boundaries are mid-twentieth century structures that do not relate architecturally or visually to properties within the district. With the exception of scattered twentieth century residential intrusions, the buildings within the district are eighteenth or nineteenth structures of exceptional architectural significance.



**MASSACHUSETTS  
HISTORICAL  
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS  
Office of the Secretary of State**

294 Washington Street  
Boston, Massachusetts  
02108  
617-727-8470

MICHAEL JOSEPH CONNOLLY  
Secretary of State

April 10, 1979

Ms. Margaret Orelup  
Registration Branch  
National Register  
Office of Archeology and Historic Preservation  
Heritage Conservation and Recreation Service  
U. S. Department of the Interior  
Washington, D.C. 20243

Dear Margaret:

Enclosed is a revised verbal boundary description for the Pleasant Street Historic District, Belmont, Massachusetts. In keeping with the boundary changes, you will notice I also cut out property #47 in the south corner of the district. I agree that this creates a tighter district. Below the boundary description you will find a boundary justification. In addition, I amended the acreage to 35 acres, and, in item #7, paragraph 2, changed the number of buildings in the district from 68 to 62, the number of residential properties from 65 to 59, and the number of intrusions from 24 to 13. I have rewritten the last sentence in that paragraph to read, "with the exception of the Town Hall, Old Library, and #24A, all of the properties are included within the bounds of a local historic district." (A copy of this revised page is enclosed.)

I hope the nomination is now in order for listing, but let me know if you have any more problems.

Sincerely,

*Elizabeth T. Durfee*

Elizabeth T. Durfee  
Inventory Coordinator  
Massachusetts Historical Commission

Enclosure

ETD/pg



NOTE LOT 2, 707 PLEASANT ST IS TO BE EXCLUDED FROM HISTORIC DISTRICT

⊥ EQUALS PROPERTY LINE  
 ⊕ EQUALS CENTER LINE

PLAN FILED IN TOWN CLERK'S OFFICE

DATE: *May 7, 1975*

TOWN CLERK

APPROVED BY BOARD OF SELECTMEN

DATE: MAY 7, 1975

*[Signature]*

ACCEPTED AT TOWN MEETING

DATE: MAY 7, 1975

ARTICLE: 32

*[Signature]*  
 TOWN CLERK

APPROVED BY PLANNING BOARD

DATE: MARCH 16, 1975

*[Signature]*

*[Signature]*

*[Signature]*

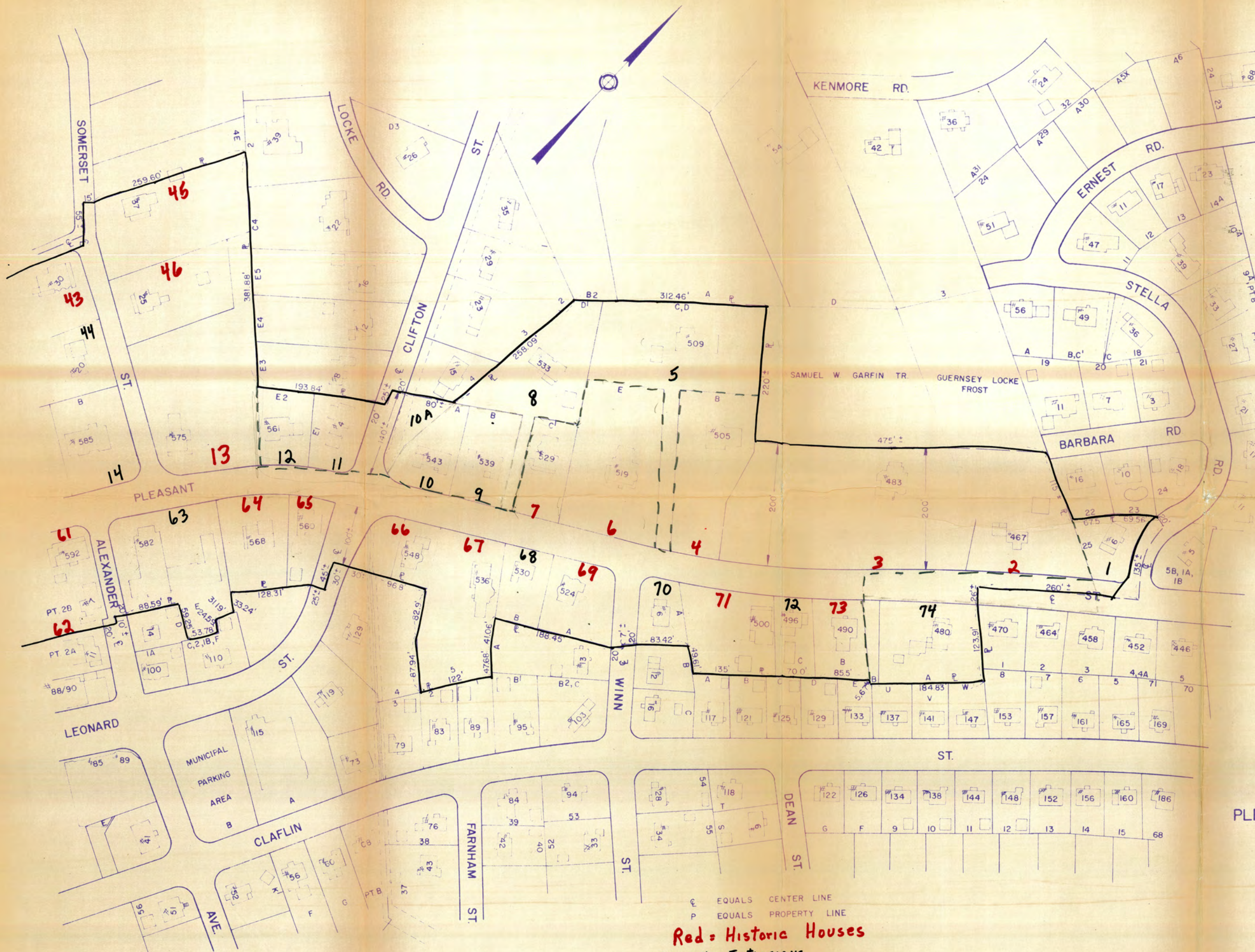
SHEET 2 OF 2  
 PLAN SHOWING  
 PLEASANT STREET HISTORIC DISTRICT  
 BELMONT, MASS.  
 SCALE 1 INCH = 80 FEET -- MAY 6, 1975

*Richard S. Belle*  
 TOWN ENGINEER

ZONING HE 44

Red = Historic Houses  
 Black = Intrusions

--- = REVISED BOUNDARY



PLAN FILED IN  
TOWN CLERK'S OFFICE  
DATE: \_\_\_\_\_  
TOWN CLERK

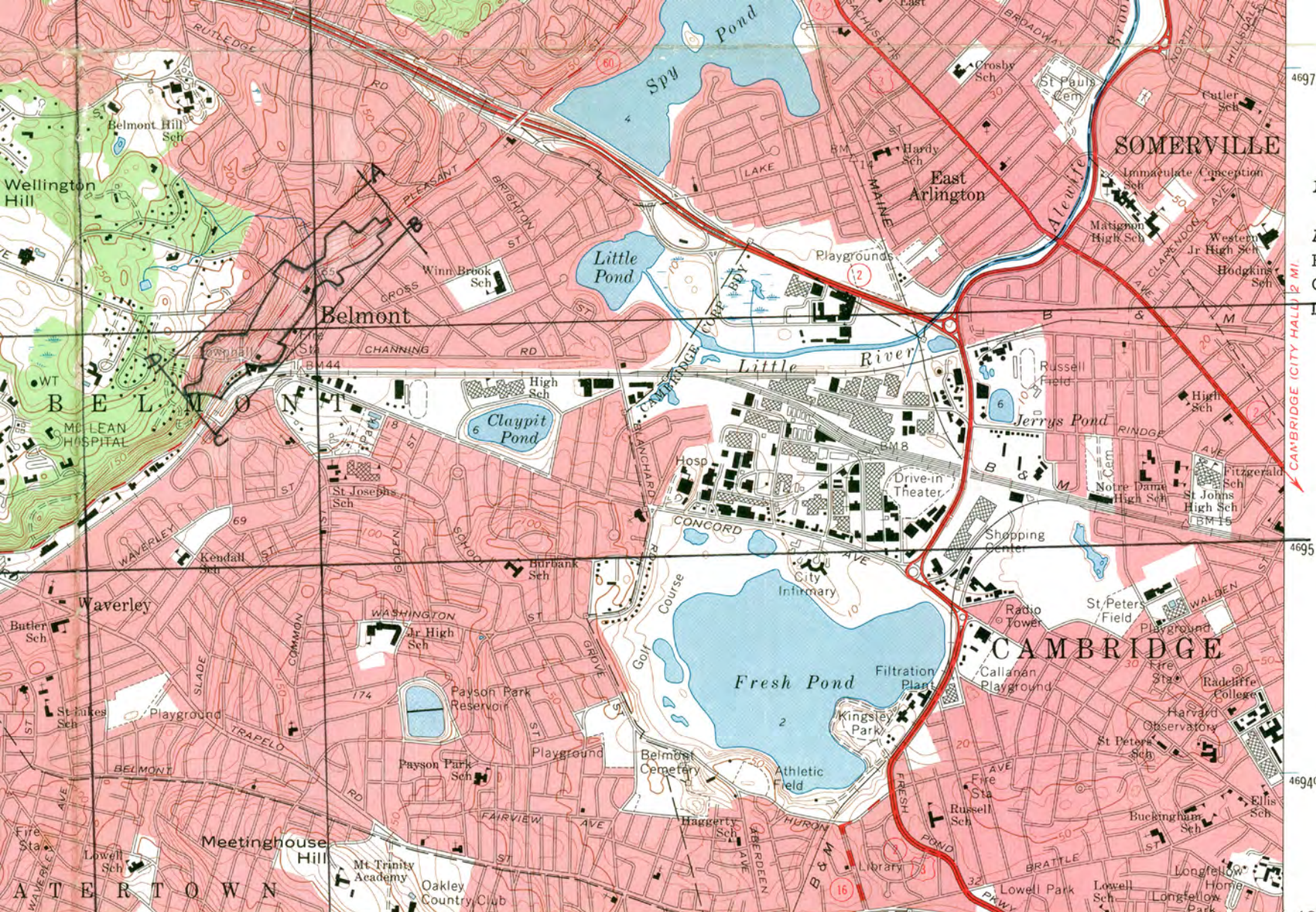
APPROVED BY  
BOARD OF SELECTMEN  
DATE: MAY 7, 1975

ACCEPTED AT  
TOWN MEETING  
DATE: MAY 7, 1975  
ARTICLE: 32  
TOWN CLERK

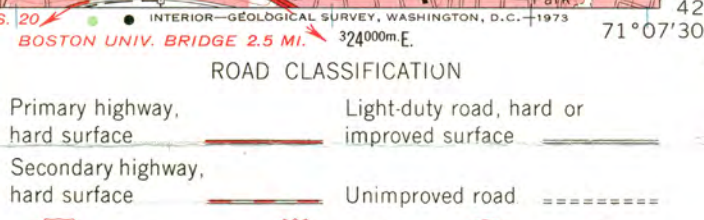
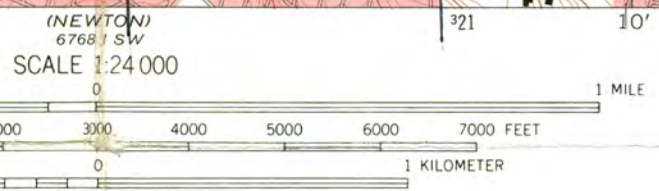
APPROVED BY  
PLANNING BOARD  
DATE: MARCH 16, 1976  
*Mary C. Parnell*  
*Jerry C. Keplan*  
TOWN ENGINEER

SHEET 1 OF 2  
PLAN SHOWING  
**PLEASANT STREET HISTORIC DISTRICT**  
**BELMONT, MASS.**  
SCALE 1 INCH = 80 FEET - MAY 6, 1975  
*William D. Little*  
TOWN ENGINEER

⊕ EQUALS CENTER LINE  
⊔ EQUALS PROPERTY LINE  
**Red = Historic Houses**  
**Black = Intrusions**  
--- = Revised Boundary



Pleasant Street Historic District, Belmont, MA  
 A 19/321240/4696615  
 B 19/321400/4696415  
 C 19/320560/4695565  
 D 19/320325/4695845



42° 22' 30"  
 71° 07' 30"  
 (BOSTON SOUTH) 6768 1 SE

2 MI. TO U.S. 20  
 BOSTON UNIV. BRIDGE 2.5 MI.



1. Belmont Town Hall (#50), looking northeast. (Photograph: Camilla L. French, 1977)



2. William Flagg Homer House (#21), looking west. (Photograph: Camilla L. French, 1977)



3. Captain James Homer House (#18), looking west. (Photograph: Camilla L. French, 1978)





4. Isaac Locke House (#15), looking north. (Photograph: Camilla L. French, 1977)



5. Wellington Homestead (#19), looking northwest. (Photograph: Camilla L. French, 1977)



6. Thomas Blake House (#52), looking east. (Photograph: Camilla L. French, 1977)



7. Alexander House (#61), looking southeast. (Photograph: Camilla L. French, 1977)



8. Albert Higgins House (#43), looking west. (Photograph: Camilla L. French, 1978)



9. Edwin Locke House (#13), looking northwest. (Photograph: Camilla L. French, 1978)



10. Joseph Yates House (#73), looking southeast. (Photograph: Camilla L. French, 1978)



11. Captain Stephen Frost House (#2), looking northwest. (Photograph: Camilla L. French, 1977)





12. Widow Parks Cottage (#30), looking north. (Photograph: Camilla L. French, 1977)



13. James W. Brown House (#65), left; and Edwin Locke House (#13), right. Looking southwest down Pleasant St.  
(Photograph: Camilla L. French, 1977)

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BLM.178
<b>Historic Name:</b>	Belmont Town Hall
<b>Common Name:</b>	
<b>Address:</b>	455 Concord Ave
<b>City/Town:</b>	Belmont
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	31-3;
<b>Year Constructed:</b>	1881
<b>Architectural Style(s):</b>	Queen Anne;
<b>Architect(s):</b>	Hartwell, Henry Walker; Underwood, Herbert Thaxter;
<b>Use(s):</b>	Bank; Fire House; Meeting Hall; Penal Institution; Town Hall;
<b>Significance:</b>	Architecture; Community Planning; Economics; Politics Government;
<b>Area(s):</b>	BLM.CG, BLM.CY
<b>Designation(s):</b>	Nat'l Register District (06/12/1979); Local Historic District (09/10/1996); Preservation Restriction (06/16/1999);
<b>Building Materials:</b>	Roof: Copper; Slate; Wall: Brick; Unglazed Terra Cotta;
<b>Demolished</b>	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Tuesday, June 13, 2023 at 1:49 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108

PR. 6/11/79 #178 BLM.178  
CG NRDIS 6/12/79  
LHD ST/75  
CY 9/10/76

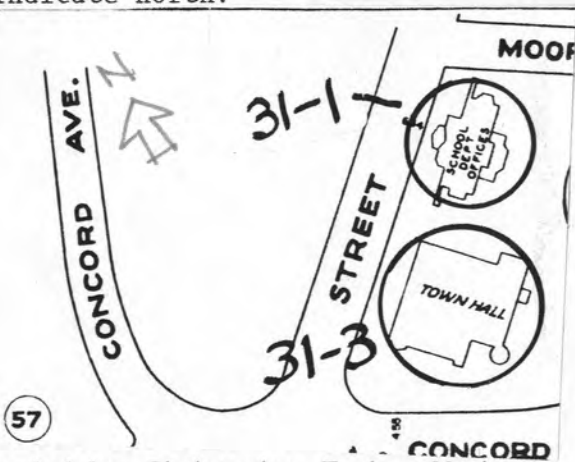
AREA F4	FORM NO. 31-3
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Belmont, MA  
Address 455 Concord Ave.  
Historic Name Town Hall  
Present Town Hall  
Original same  
DESCRIPTION:  
e 1881  
Source Middlesex Co. Registry of Deeds

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Style Queen Anne  
Architect Henry W. Hartwell  
Exterior wall fabric brick  
Outbuildings \_\_\_\_\_  
Major alterations (with dates) \_\_\_\_\_  
Moved \_\_\_\_\_ Date \_\_\_\_\_  
Approx. acreage 82,074 sq. ft.  
Setting single family houses and civic buildings

Recorded by Christopher Forbes Nash  
Organization Boston University  
Date August, 1982

(Staple additional sheets here)

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

The primary focus of the Pleasant Street Historic District is the Town Hall of Queen Anne design with elaborate terra cotta ornament, towers, turrets and cresting. Designed in 1881 by Henry W. Hartwell, a well-known Boston architect whose firm merged with Williams C. Richardson before completion of the building, the building is set on a prominent sloping corner lot. The 3-story red brick structure is asymmetrical, punctuated by conical-roofed turrets which project from a polychromed slate roof. Bas-relief carving, crested roof ridges and varied window shapes and gables contribute to the picturesque effect.

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

The most dominant symbol of 19th century civic-mindedness in Belmont today is the Town Hall. In March, 1881, town meeting approved an appropriation for its construction and a lot of 40,000 sq. ft. at the junction of Pleasant Street and Concord Ave. Henry W. Hartwell, a prominent Boston architect, was selected to design the building. His Queen Anne design of brick with elaborate terra cotta ornament was "...so complete in its appointments that it has been the model for similar buildings in thriving towns in the Commonwealth." (Thomas W. David, History of Middlesex Co., 1890). The basement contained a room for the School Committee and an adjacent meeting room. Also in the basement was the ~~up~~ apartment for the chemical engine and hose carriage..."--one of Belmont's early fire stations. Later, this room was converted to a series of jail cells, functioning as the town's first jail.

For many years, the Belmont Savings Bank also used a room in this building.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Belmont Historic District Commission Files

Middlesex Co. Registry of Deeds

NR BLM.178-A

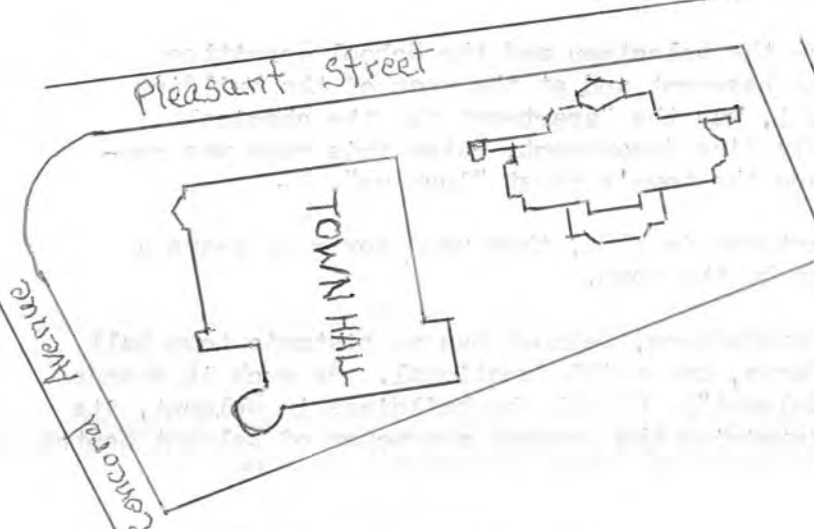
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no. <u>A</u>	Form no. <u>150</u>
-------------------------	------------------------



Sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_  
MHC Photo no. \_\_\_\_\_

1. Town Belmont, Mass. 02178

Address 455 Concord Avenue

Name Town Hall

Present use Town Hall

Present owner Town of Belmont

3. Description:

Date 1881

Source Middlesex Reg. of Deeds

Style Queen Anne

Architect Henry W. Hartwell of Hartwell & Richardson, architects

Exterior wall fabric brick

Outbuildings (describe) \_\_\_\_\_

Other features \_\_\_\_\_

Altered \_\_\_\_\_ Date \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:

One acre or less XX Over one acre \_\_\_\_\_

Approximate frontage 150 ft., Pleasant St.  
150 ft., Concord Ave.

Approximate distance of building from street  
40 ft., Concord Ave.  
20 ft., Pleasant St.

6. Recorded by Muriel H. Nemiah

Organization Belmont Historic District Commission

Date 10/2/74

(over)

OCT 18 1974

MASS. HIST. COMM.

7. Original owner (if known) Town of Belmont

Original use Town Hall

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>XX</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	<u>XX</u>	Political	_____		
Community development	<u>XX</u>				

9. Historical significance (include explanation of themes checked above)

In March of 1881, a town meeting approved an appropriation and a building committee approved a lot containing 40,000 square feet at the junction of Pleasant Street and Concord Avenue near the site of the old Wellington homestead and tavern. The architect selected was Henry W. Hartwell, a prominent Boston architect, to design a town hall for Belmont. His Queen Anne design of brick with elaborate terra cotta ornament was "so complete in its appointments that it has been the model for similar buildings in thriving towns of the Commonwealth," said Thomas W. David in his 1890 History of Middlesex County.

It stands today in all its late 19th century glory, highly adorned with towers, turrets and filigree. The fresco work alone cost \$1,025 with the total cost of building and furnishings running just under \$50,000.

The basement contained a joint room for the Selectmen and the School Committee and an adjacent meeting room. Also in the basement and at the rear of the building under the dressing rooms of the actual hall, was the "apartment for the chemical engine and hose carriage" - Belmont's early fire department. Later this room was converted to a series of jail cells and became the town's first "lock up".

After the Belmont Savings Bank was chartered in 1885, they used for many years a room in the town hall granted gratuitously by the town.

Thanks to the foresightedness of our forefathers, Belmont has an historic town hall perhaps unique in design by today's standards, but still functional. As such it stands today as uniquely representing what "is Belmont". Of all the buildings in Belmont, its continuing existence is necessary for maintaining the present character of Belmont Centre.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Middlesex Registry of Deeds  
Belmont Historical Society

(Attach photo here)

FORM B - BUILDING SURVEY

Area 15  
NR BLM.178 14

A		150
---	--	-----

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

2. Town Belmont

Street address 455 Pleasant Concord Ave

Name Town Hall

Use: original & present \_\_\_\_\_

Present owner \_\_\_\_\_

Open to public \_\_\_\_\_

Date 1881 Style Ruskin Gothic (Medieval)

Source of date Town Hall Questionnaire Rev.

Architect \_\_\_\_\_

OR part of Area # \_\_\_\_\_

1. Is this building historically significant to:  
Town      Commonwealth      Nation

Building has historical connection with the following themes: (see also reverse side)

- |               |                      |
|---------------|----------------------|
| Scholar       | Commerce/industry    |
| Agriculture   | Science/invention    |
| Art/Sculpture | Travel/communication |
| Education     | Military Affairs     |
| Government    | Religion/philosophy  |
| Literature    | Indians              |
| Music         | Other _____          |

Development of town/city

Architectural reason for inventorying:

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added \_\_\_\_\_

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material \_\_\_\_\_

WALL COVER: Wood \_\_\_\_\_ Brick Stone Other \_\_\_\_\_

ROOF: Ridge Gambrel Flat Hip Mansard \_\_\_\_\_  
Tower Cupola Dormer windows Balustrade Grillwork \_\_\_\_\_

CHIMNEYS: 1 2 3 4      Center End Interior Irregular      Cluster Elaborate

STORIES: 1 2 3 4      ATTACHMENTS: Wings Ell Shed \_\_\_\_\_

PORCHES: 1 2 3 4 \_\_\_\_\_ PORTICO \_\_\_\_\_ Balcony

FACADE: Gable end: Front/side Ornament \_\_\_\_\_

Entrance: Side Front: Center/Side Details: \_\_\_\_\_

Windows: Spacing: Regular/Irregular Identical/Varied \_\_\_\_\_

Corners: Plain Pilasters Quoins Cornerboards \_\_\_\_\_

5. Indicate location of building in relation to nearest cross streets and other buildings

6. Footage of structure from street \_\_\_\_\_  
Property has \_\_\_\_\_ feet frontage on street

Recorder \_\_\_\_\_

For MHC

Photo # 72.14 Date 1/72

SEE REVERSE SIDE



RELATION OF SURROUNDING STRUCTURE

- 1. Outbuildings \_\_\_\_\_
- 2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal  
 Predominant features \_\_\_\_\_  
 Landscape architect \_\_\_\_\_
- 3. Neighboring Structures  
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.  
 Venetian Gothic Mansard Richardsonian Modern  
 Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

Town Hall 1859-1881 was located on School St. opposite present High School. This bldg was demolished.  
 New Town Hall built 1881.

Town incorporated in 1859 so first 25yr anniversary was held (1884) in New Town Hall.

BIBLIOGRAPHY AND/OR REFERENCE

Town Hall Questionnaire (1966)

RESTRICTIONS \_\_\_\_\_

Original Owner: \_\_\_\_\_  
 Deed Information: Book Number \_\_\_\_\_ Page \_\_\_\_\_, \_\_\_\_\_ Registry of Deeds

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Town

Belmont

Property Address

455 Concord Ave

BLM.178

Area(s)

Form No.

BLM	178
-----	-----

BUILDING INSPECTION DEPARTMENT - DISTRICT POLICE  
PLAN RECORD

CASE **B** RACK **3** APART. **24** NO. **8325** ✓  
BUILDING **Town Hall** STORIES **2B**  
CITY OR TOWN **Belmont** STREET  
TO BE USED FOR **Offices-hall**  
OWNER **Town of Belmont** CLASS **Spec. Hall**  
ARCHITECT **Thaxter Underwood** **Brick**

~~Letter~~ APPROVAL - SPECIFICATION REQUIREMENTS - REFERRED

DATE **June 9, 1917**  
INSPECTOR **Isele**

FORM 41. 10,000. 2-2-18.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BLM.177
<b>Historic Name:</b>	Underwood Memorial Library
<b>Common Name:</b>	
<b>Address:</b>	644 Pleasant St
<b>City/Town:</b>	Belmont
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	31-1;
<b>Year Constructed:</b>	1902
<b>Architectural Style(s):</b>	Classical Revival;
<b>Architect(s):</b>	Emerson, William Ralph;
<b>Use(s):</b>	Library; Other Educational;
<b>Significance:</b>	Architecture; Community Planning; Education;
<b>Area(s):</b>	BLM.CG, BLM.CY
<b>Designation(s):</b>	Nat'l Register District (06/12/1979); Local Historic District (09/10/1996);
<b>Building Materials:</b>	Roof: Slate; Wall: Brick; Granite; Wood;
<b>Demolished</b>	No



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Tuesday, June 13, 2023 at 1:50 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
 294 WASHINGTON STREET, BOSTON, MA 02108

#177 BLM.177  
 AREA F4 FORM NO. 31-1

CG MEDIS-6/12/79  
 LHD 5/7/75



town Belmont  
 Address 644 Pleasant St.  
 Historic Name Underwood Memorial Library

Use: Present School Dept. Offices  
 Original library

DESCRIPTION:  
 Date 1902  
 Source Middlesex Registry of Deeds

Style Classical-Revival  
 Architect William R. Emerson  
 Exterior wall fabric brick  
 Outbuildings \_\_\_\_\_

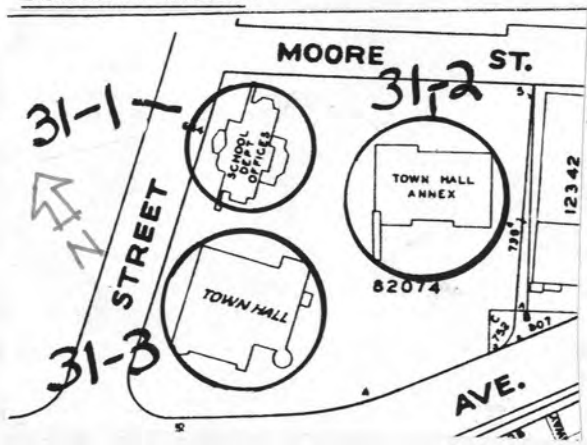
Major alterations (with dates) \_\_\_\_\_  
 \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage 82,074 sq.ft. (Town parcel)  
 Setting single family houses  
and public buildings

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Christopher Forbes Nash  
 Organization Boston University  
 Date Aug. 31, 1982

(Staple additional sheets here)

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

The Classical Revival Underwood Memorial Library building is the only one of its type in the Town with its red brick sheathing and granite trim. Designed in 1902, by the Boston architect William R. Emerson, the building combines an overall symmetry with some irregular detailing. Fenestration is especially fine for the area, with a combination of Palladian window, granite round-arched windows, and casement transom windows. The semi-circular granite portico with four Ionic columns is unique to the area.

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

Important as a symbol of the civic spiritedness of Belmont's wealthiest residents at the turn of the century, the Library was donated to the town by Henry D. Underwood in memory of his parents, Mr. and Mrs. William J. Underwood. The family was responsible for the Underwood Food Industry and lived in Belmont in several large houses. The building was rededicated at a 50th-anniversary observance in 1952. It is presently used for the school department's administrative offices.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Registry of Deeds  
Historic District Commission files

NR BLM.177

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no. <u>A</u>	Form no. <u>151</u>
-------------------------	------------------------



Belmont, Mass. 02178 177

Address 644 Pleasant Street

Building Underwood Memorial Library

Present use School Dept. Office

Present owner Town of Belmont

Description:

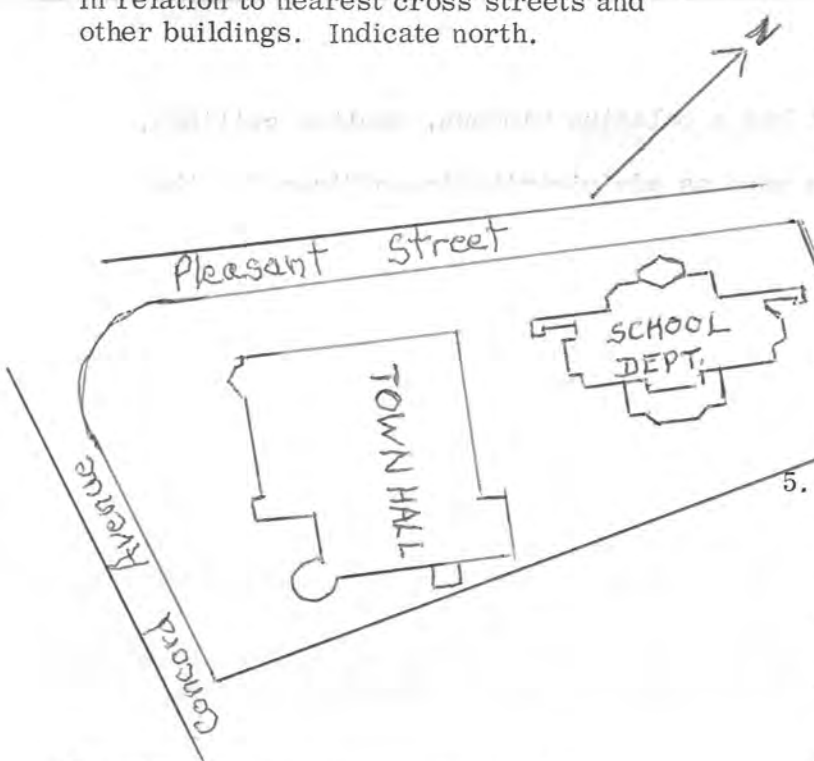
1902

Source Belmont Historical Society

Style Classic Revival

Architect W. R. Emerson

in relation to nearest cross streets and other buildings. Indicate north.



Exterior wall fabric Brick

Outbuildings (describe) \_\_\_\_\_

Other features \_\_\_\_\_

Altered XX Date \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:

One acre or less XX Over one acre \_\_\_\_\_

Approximate frontage 125 feet

Approximate distance of building from street

15 feet

6. Recorded by Camilla L. French

Organization Belmont Historic District Commission

Date 10/2/74

DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_  
MHC Photo no. \_\_\_\_\_

(over)

6. 10 1974  
MASS. HIST. COMM.

7. Original owner (if known) Town of Belmont

Original use Library

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

- |                       |           |                            |           |                         |       |
|-----------------------|-----------|----------------------------|-----------|-------------------------|-------|
| Aboriginal            | _____     | Conservation               | _____     | Recreation              | _____ |
| Agricultural          | _____     | Education                  | <u>XX</u> | Religion                | _____ |
| Architectural         | <u>XX</u> | Exploration/<br>settlement | _____     | Science/<br>invention   | _____ |
| The Arts              | _____     | Industry                   | _____     | Social/<br>humanitarian | _____ |
| Commerce              | _____     | Military                   | _____     | Transportation          | _____ |
| Communication         | _____     | Political                  | _____     |                         |       |
| Community development | <u>XX</u> |                            |           |                         |       |

9. Historical significance (include explanation of themes checked above)

The land and building was a gift of Henry O. Underwood in memory of his parents, Mr. & Mrs. William J. Junderwood (Underwood's Deviled Ham). The main building was opened on June 17, 1902. It was rededicated at a 50th Anniversary observance in 1952.

Designed by William R. Wmerson, it has a paladium window, vaulted ceilings, dark paneling, fireplaces, and is now used as administrative offices for the School Department.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Belmont Historic Society

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

Belmont 644 Pleasant St

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

BLM	177
-----	-----

BLM.177

BUILDING INSPECTION DEPARTMENT—DISTRICT POLICE  
PLAN RECORD

CASE **B** RACK **3** APART. **5** NO. **3028** ✓

BUILDING **Public Library.** STORIES **2B**

CITY OR TOWN **Belmont.** STREET

TO BE USED FOR **Library Purposes.** CLASS **Misc  
Hall  
Brick.**

OWNER **Town of Belmont.**

ARCHITECT **W. R. Emerson.**

CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED

DATE **Oct. 8, 1902**

INSPECTOR **WHITE.**

FORM 41. 10,000. 7-2-18





**THE GIFT OF HENRY O. UNDERWOOD** in memory of his parents, Mr. and Mrs. William J. Underwood, this main building of the Belmont Public Library on Pleasant st. was opened on June 17, 1902. It was rededicated at a 50th anniversary observance in 1952.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	BLM.126
<b>Historic Name:</b>	Homer High School
<b>Common Name:</b>	Belmont Town Hall Annex
<b>Address:</b>	19 Moore St
<b>City/Town:</b>	Belmont
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	31-2;
<b>Year Constructed:</b>	1898
<b>Architectural Style(s):</b>	Queen Anne;
<b>Architect(s):</b>	Cummings, H. P. and Company; Homer, Eleazer Bartlett;
<b>Use(s):</b>	Business Office; Meeting Hall; Public School; Town Hall;
<b>Significance:</b>	Architecture; Community Planning; Education; Military; Politics Government;
<b>Area(s):</b>	BLM.AT, BLM.CY
<b>Designation(s):</b>	Local Historic District (09/10/1996);
<b>Building Materials:</b>	Roof: Slate; Wall: Brick; Glazed Terra Cotta; Limestone; Stone, Cut; Wood; Wood Shingle; Foundation: Granite; Stone, Cut;
<b>Demolished</b>	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Tuesday, June 13, 2023 at 1:50 PM

**Form B - Building**

Massachusetts Historical Commission  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Assessor's #

USGS Quad Area(s) Form #

LHD- 9/10/96

BLM.126

AT.14 126

**Photograph**



**Town** Belmont

**Place** (neighborhood/village) n/a

**Address** 19 Moore Street

**Historic Name** Homer School

**Uses: Present** town hall annex

**Original** school

**Date of Construction** 1898

**Source** Town Reports 1897, 1898

**Style/Form** Queen Anne

**Architect/Builder** Eleazer B. Homer

**Exterior Material:**

**Foundation** granite

**Wall/Trim** red brick/terra cotta/stone

**Roof** slate

**Outbuildings/Secondary Structures** n/a

**Major Alterations**

new exterior doors and some new windows

**Condition** good

**Moved** no

**Acreage** 82,074 sq. ft.

**Setting** edge of Belmont Town Center Historic District; important element in Town Hall complex; part of local historic district and adjacent to National Register district

**Recorded By** Candace Jenkins, Richard Cheek, Sharon Vanderslice

**Organization** Belmont Historic District Commission

**Date** (month/year) April, 2003

RECEIVED

APR 15 2003

MASS. HIST. COMM

# INVENTORY FORM CONTINUATION SHEET

BLM.126

page 2

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community **Belmont**  
Property Name, Address **Town Hall Annex, 19 Moore Street**

Area (s) *1.1* Form No. *31-2*

## ARCHITECTURAL DESCRIPTION

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

The Queen Anne style Belmont Town Hall Annex is an important component of Belmont Center which developed at the crossroads of the Concord Turnpike and Pleasant Street. Along with the Town Hall (Queen Anne, 1882) and School Administration Building (former library; Classical Revival, 1902), it forms an impressive civic center that borders the primarily residential Pleasant Street Local Historic District and the commercial spine of Leonard Street. Together, the three town buildings comprise an imposing and well-integrated municipal group.

Originally constructed in 1898 as a high school, it is built on a rectangular plan, and rises two stories from a raised basement to a steep hip roof that encloses another half story. Exterior walls are red brick laid up in common bond with fine, tinted mortar joints. They are trimmed with a limestone watertable that also forms a continuous sill for first story windows, a corbelled brick stringcourse that connects second story windows, a dentilated brick cornice, and terra cotta roundels at building corners at the upper level. The brick above the stringcourse exhibits a diaper pattern formed by the use of lighter colored brick. The steep hip roof is covered with slate and crowned by ventilators. Triple slate-clad dormers appear on the longer north and south slopes, and single dormers on the east and west. The deep roof overhang is supported on wood brackets.

Identical entrances are found on the south and west elevations. Both consist of broad, round-arched openings that are set beneath a projecting, dentilated lintel shelf, and are approached by granite steps with solid granite rails. The broad, brick arches are trimmed with egg and dart archivolt and rise from brick piers with egg and dart capitals. Modern plate glass doors are now framed by single-pane sidelights and transom. Ornate fanlights remain. A simpler, round-arched service entrance with original wood-paneled, double-leaf doors remains at the fully exposed basement level on the east side. There are many windows, reflecting the period belief in the benefits of fresh air and natural light. They are aligned vertically and horizontally and are generally grouped in twos, threes, fours, or fives. Basement and first story windows are headed by tall, splayed, brick lintels; first story windows also have three-pane transoms. Second story windows are round-arched with fanlights, and radiating, brick voussoirs. Windows contain 6/1 or 6/2 sash (59 of 87 original units remain in place).

The interior consists of offices (originally classrooms) opening off a wide, double-loaded, east-west corridor. Despite remodeling, some original features remain including matchboard wainscoting, and door and window casings. A large auditorium with stage remains in the attic where it is spanned wood roof trusses with iron tie rods.

The Town Hall Annex remains as the second oldest surviving school building in Belmont (earliest is now Waverley Square Fire Station). It is thus an important example of that building type. It is also a good example of the Queen Anne style in a town where most examples of that style are residential.

## INVENTORY FORM CONTINUATION SHEET

page 3

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Community **Belmont**  
Property Name, Address **Town Hall Annex, 19 Moore Street**

Area (s) **X 1** Form No. **31-2**

**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 building presently known as the Belmont Town Hall Annex was constructed on donated land, on the former site of the Wellington Tavern of 1799 by H.P. Cummings of Ware, Mass. at a cost of \$43,184. The architect was Eleazer B. Homer (1864-1929), FAIA, professor at MIT and the grandson of Joseph Oliver Wellington, one of Belmont's founding fathers.

The new building opened in September, 1898 to house a growing high school population. Belmont students previously attended high school classes in a small wood-frame building on School Street. By 1896, this building had become so crowded that some students were required to sit behind the master's desk, and two classes were sometimes carried on simultaneously in the same room. School officials also complained of poor lighting and a complete lack of laboratory space.

The new school was a handsome symbol of the major effort to improve the quality of education in Belmont. The school committee wanted the building to be "an ornament to the town" and to make Belmont's educational system "the peer of that of other progressive communities around us." The structure contained six classrooms, two recitation rooms, laboratories, a gymnasium, and an assembly hall, as well as office space for teachers and the superintendent. Following the tenets of modern schoolhouse design, the building can be seen as a grand physical expression of expansions and improvements in the curriculum.

After completion of the new building, high school enrollment rose to 84 students with one of every three grammar school students continuing into secondary school. At least two hours of homework a night were required. Those who stayed long enough to graduate from Belmont High generally went on to higher education. Each year, some attended Harvard, Radcliffe, and MIT.

The 1898 structure served as a high school for twenty years. However, as Belmont's population soared to 8,081 in 1915, the school enrollment rose to 304 pupils, far too many for the existing building. Thus, a new and much larger building was constructed on Orchard Street. The Annex served briefly as a junior high school before being renamed the Homer School and used as an elementary school. In 1936, it was placed under the control of the Board of Selectmen and converted to use as town offices. Although it has been used primarily for that purpose since 1937, the Annex demonstrated its adaptability once again during World War II when it became the headquarters for Belmont's Civil Defense System. After the war, the Town decided to honor its veterans by allowing the American Legion to use three rooms in the building where they continued to meet until 1998.

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission**  
**220 Morrissey Boulevard**  
**Boston, Massachusetts 02125**

Community **Belmont**  
Property Name, Address **Town Hall Annex, 19 Moore Street**

Area (s) *AT 4* Form No. *31-2 126*

---

**BIBLIOGRAPHY and/or REFERENCES**

*Belmont Bulletin.* July 17, 1897; September 18, 1897;

*Belmont Citizen.* January 22, 1891.

*Belmont Historical Society Newsletter.* December 1968, September 1979, June 1983, December 2000.

*Belmont Town Reports.* 1896-1900.

Bateman, Thomas H. *Homer and Allied Families.*

Belmont Historical Society. *Images of America.*

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

**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

Community **Belmont**  
Property Name, Address **Town Hall Annex, 19 Moore Street**

Area (s) *15.41* Form No. *31-2 126*



**INVENTORY FORM CONTINUATION SHEET**

**Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125**

Community **Belmont**  
Property Name, Address **Town Hall Annex, 19 Moore Street**

Area (s) *AT, 4* Form No. *31-2 126*





BLM.126

Massachusetts Historical Commission  
220 Morrissey Blvd.  
Boston, MA 02125

Community

Property Address

Belmont

19 Moore Street

AT. 1

126

### National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually Eligible
- Contributing to a potential historic district
- Eligible only in a historic district
- Potential historic district

Criteria:                     A                     B                     C                     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance By:           Candace Jenkins          

The Belmont Town Hall Annex possesses integrity of location, design, setting, materials, workmanship, feeling, and associations. It meets National Register criteria A and C on an individual basis and as a contributing component of the Pleasant Street Historic District (currently part of local district but just outside NR boundaries).

Dating to 1898, it meets criterion A as a silent witness to 105 years of social and civic history in Belmont. Constructed as the town's first modern high school, it is a good example of a state-of-the-art period school house that was intended by the School Committee to be "an ornament to the town" and a facility that would make Belmont's educational system "the peer of that of other progressive communities around us." It has served as a town office building since its closure as a school in 1936.

The Belmont Town Hall Annex meets criterion C as a distinguished work of architecture in the Queen Anne style with several important Romanesque Revival features. The building is the product of the finest craftsmanship of its day, built to last with the highest quality of masonry materials available, that still stands in remarkable good condition today. It is also an important component of Belmont Center which developed at the crossroads of the Concord Turnpike and Pleasant Street. Along with the Town Hall (Queen Anne, 1882) and School Administration Building (former library; Classical Revival, 1902), it forms an impressive civic center that borders the primarily residential Pleasant Street Local Historic District and the commercial spine of Leonard Street. Together, the three town buildings comprise an imposing and well-integrated municipal group.



DN  
02108

LTD  
9/10/96

#126  
BLM.126

AREA <u>T2</u>	FORM NO. <u>31-2</u>
-------------------	-------------------------

AT  
CY

Town Belmont

Address 19 Moore Street

Historic Name Homer School, now

Town Hall Annex.

Use: Present Town Offices

Original School

DESCRIPTION:

Date 1898

Source Town Reports 1897, 1898

Style Queen Anne

Architect Eleazer B. Homer

Exterior wall fabric Brick

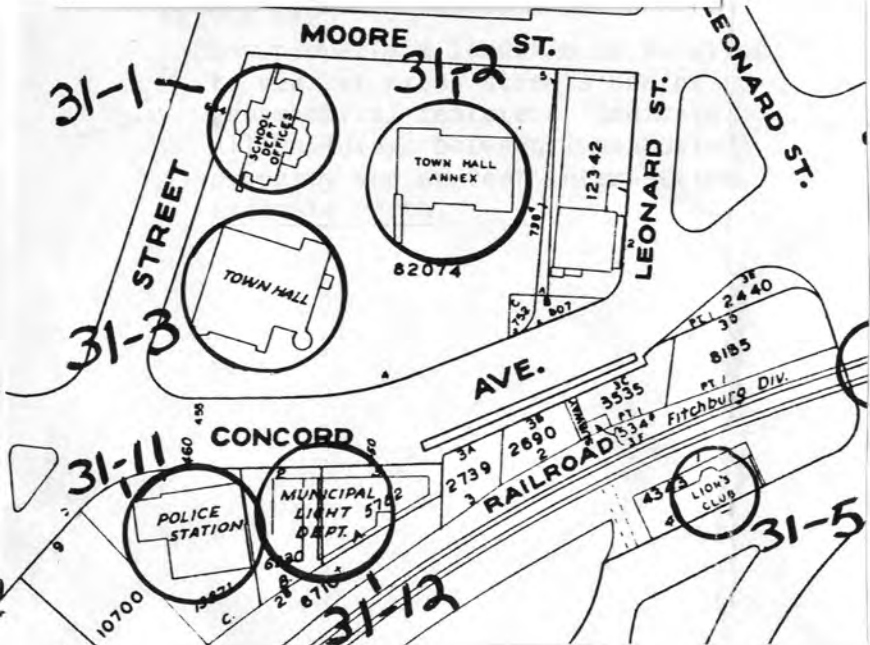
Outbuildings \_\_\_\_\_

Major alterations (with dates) \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage \_\_\_\_\_

Setting Located within the town center amidst commercial and other municipal buildings.



Recorded by K. Kubie

Organization Boston University

Date November 1982

(Staple additional sheets here)

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

This solid Queen Anne brick school house with its Romanesque entries and arched fenestration fits in well with the 1882 Queen Anne Town Hall located next to it. Both buildings serve as an impressive focal point for the town center.

The old Homer School is a 2 1/2 story structure with a hip roof whose eaves are supported by brackets. On each elevation dormers, sheathed in shingles and capped with copper, pierce the roofline. (Con't.)

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

What is now the Town Hall Annex, was originally built in 1898 to serve as Belmont's high school. Designed by local architect Eleazer Homer, it replaced the original secondary school located on School Street. The cost of construction for this substantial brick structure, which included 6 classrooms, 2 recitation rooms, an assembly hall, labs, and a gym, was \$43,184.

The building stands on the site of the 1799 Wellington Homestead which was torn down to make room for the new school. An interesting aside is that the architect's family, the Eleazer Homers, owned this piece of property, after the Wellingtons, and through the mid 19th century. Immediately prior to the construction of the new school, the property had been owned by Jarvan Moore.

The 1898 structure served as a high school for 20 years. By 1917, the student population, reflecting the rapid growth of the town, had increased to 304 pupils, and thereby outgrown the confines of this building. A new high school was constructed on Orchard Street, and the older served as an elementary school through 1935.

By 1937, the old school was turned over to the control of the Board of (Con't.)

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Belmont Citizen, July 1897, January 1921.

Belmont Historical Society Newsletter, Winter 1968, September 1979.

Belmont Town Reports, 1897, 1898.

Richard Betts

BLM.126

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Belmont	Form No: 31-2
Property Name: Town Hall Annex	

Indicate each item on inventory form which is being continued below.

Architectural Significance

Typical of this building style, each elevation displays a slightly different design, although they are all variations of the same design principle. Each has clustered rectangular fenestration on the first floor with arched window openings grouped together on the second level. Window openings on this floor are separated by brick piers from which spring brick arches. These in turn are capped by stone segmental arch. Brick rosettes are located at the height of the second windows near the edge of each plane of the building.

The entrances are located on the north and west elevation and are marked by Romanesque arches which surround the entryways.

Historical Significance

Selectmen, and since that time has been used for town offices.

Staple to Inventory form at bottom

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

BLM. 126

In Area no.	Form no.
	253

1. Town BELMONT

Address Moore Street

Name TOWN HALL ANNEX

Present use town offices

Present owner Town of Belmont

3. Description:

Date ca. 1890

Source \_\_\_\_\_

Style Queen Anne/Colonial Revival

Architect \_\_\_\_\_

Exterior wall fabric red brick

Outbuildings (describe) \_\_\_\_\_

Other features Grey slate gable-on-hip roof. Semi-circular recessed arch entrance. Arcaded fenestration. Molded terra cotta ornament. Palladian window in gabled dormer. Panelled chimney.

Altered \_\_\_\_\_ Date \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:

One acre or less X Over one acre \_\_\_\_\_

Approximate frontage 75'

Approximate distance of building from street 25'

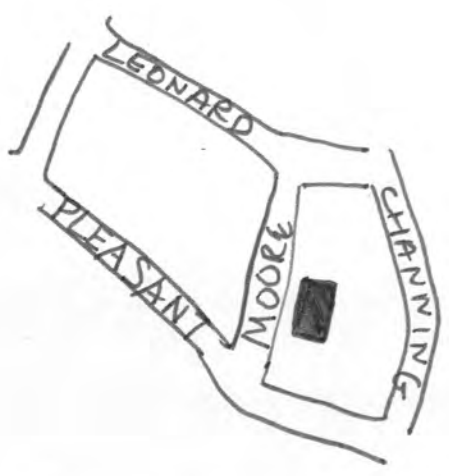
6. Recorded by Harriet White

Organization MAPC

Date 7/13/78



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Town of Belmont

Original use ~~town hall annex~~ original high school

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

- |                       |       |                            |          |                         |       |
|-----------------------|-------|----------------------------|----------|-------------------------|-------|
| Aboriginal            | _____ | Conservation               | _____    | Recreation              | _____ |
| Agricultural          | _____ | Education                  | _____    | Religion                | _____ |
| Architectural         | _____ | Exploration/<br>settlement | _____    | Science/<br>invention   | _____ |
| The Arts              | _____ | Industry                   | _____    | Social/<br>humanitarian | _____ |
| Commerce              | _____ | Military                   | _____    | Transportation          | _____ |
| Communication         | _____ | Political                  | <u>X</u> |                         |       |
| Community development | _____ |                            |          |                         |       |

9. Historical significance (include explanation of themes checked above)

*(Faint, mirrored text from the reverse side of the page is visible here, including words like "window", "architectural", "semi-circular", "entrance", "arched", "panels", "chairs")*



10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

*(Faint, mirrored text from the reverse side of the page is visible here, including words like "Bibliography", "references", "local histories", "deeds", "assessor's records", "early maps")*

Original yellow form: Eligibility file  
Copies: Inventory form  
Town file(w/corresp.)  
Macris  
NR director \_\_\_\_\_

Community: Belmont

**MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER**

Date Received: 4/15/03      Date Due:      Date Reviewed: 4/16/03

Type:       Individual       District (Attach map indicating boundaries)

Name: Homer School (Town Hall Annex)      Inventory Form: BEL.126

Address: 19 Moore Street

Requested by: LHC

Action:  Honor       ITC       Grant       R & C       Other:

Agency:      Staff in charge of Review: Betsy Friedberg/Paul Holtz

**INDIVIDUAL PROPERTIES**

**DISTRICTS**

- Eligible
- Eligible, also in district
- Eligible only in district
- Ineligible
- More information needed

- Eligible
- Ineligible
- More information needed

**CRITERIA:**       A       B       C       D

**LEVEL:**       Local       State       National

STATEMENT OF SIGNIFICANCE by Betsy Friedberg

The present Town Hall Annex was built in 1898 to serve as Belmont's High School. Its architect was Eleazer Homer, a professor at MIT. The building's construction reflects the growing high school population in the town of Belmont; the school was constructed following the modern tenets of school design to replace an older, smaller facility, and was intended by the School Committee to be "an ornament to the town." Its six classrooms, laboratories, gym and assembly hall provided Belmont students with the most up to date environment for learning. The building served as the high school for only 20 years, however, when it was replaced by a still more modern facility; thereafter, the building was first the junior high school, then an elementary school, before becoming town offices in 1936, a role it continues to serve. During the Second World War, the Town Hall Annex also served as the town's Civil Defense Headquarters.

The building is a finely detailed, well-preserved example of the Queen Anne style, with Romanesque Revival features. Among its decorative features are a limestone water table and stringcourse, applied terracotta rosettes, and diaper-patterned brick work. The building retains rooftop ventilators capped with pyramidal, slate-covered roofs. It is individually eligible for National Register listing under Criteria A and C.

Together with the adjacent Queen Anne-style Town Hall (1882) and Classical Revival-style former library, now the School Administration Building (1902), the Homer School contributes to an imposing municipal group. The Town Hall and School Administration Building are already listed in the National Register as part of the Pleasant Street HD, and the Town Hall Annex would be an appropriate amendment to that district.

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