

**PROSPECT HILL TOWER**

**CPA FUNDING APPLICATION PACKET**

**City of Somerville**

**Capital Projects and Planning Department**

**Stephen Vitello, Project Manager – 12/1/14**

## **GENERAL**

- **Cover Page**
- **Checklist**
- **Narratives**
- **Timeline**



JOSEPH A. CURTATONE  
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE  
FY15 FUNDING APPLICATION  
COVER PAGE**

**1. PROJECT INFORMATION**

PROJECT NAME: Prospect Hill Tower Renovation  
PROJECT LOCATION: Munroe Street  
LEGAL PROPERTY OWNER OF RECORD: City of Somerville  
ONE SENTENCE DESCRIPTION OF PROJECT: Replace upper level floor slab, reset parapet stones, restore doors and ornamental iron stairs, repoint facade, repair exterior stairwell.

Please indicate (X) the approved category(s) from your Eligibility Determination Form.

	Open Space	Affordable Housing	Historic Preservation	Recreation
Open Space				
Affordable Housing				
Historic Preservation			X	
Recreation				
Other			X	

ESTIMATED START DATE: 9/1/15  
ESTIMATED COMPLETION DATE: 12/1/15  
CPA FUNDING REQUEST: \$500,000  
TOTAL BUDGET FOR PROJECT: \$532,600

**2. APPLICANT INFORMATION**

APPLICATION NAME / ORGANIZATION: Stephen Vitello - Somerville Capital Projects and Planning Dept.  
CO-APPLICATION NAME / ORGANIZATION: \_\_\_\_\_  
CONTACT PERSON: Stephen Vitello - Project Manager  
MAILING ADDRESS: 1 Franey Rd. Somerville, MA 02145  
PHONE: 857-523-1086 EMAIL: svitello@somervillema.gov

**3. SIGNATURES**

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) STEPHEN VITELLO Signature [Signature] Date 12/1/14  
Name (printed) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

FOR CPC USE: Date Received \_\_\_\_\_ Date Reviewed \_\_\_\_\_ Date Applicant Notified \_\_\_\_\_



JOSEPH A. CURTATONE  
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE  
FY15 FUNDING APPLICATION  
SUBMISSION REQUIREMENTS CHECKLIST**

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

**GENERAL:**

- ☒ Application Cover Page (form provided)
- ☒ Submission Requirements Checklist (this form)
- ☒ Narratives (prompts provided)
- ☒ Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources

**FINANCIAL:**

- ☒ Budget Summary (form provided)
- ☒ Itemized budget of all project costs, including the proposed source for each cost
- ☒ At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- ☐ Proof of secured funding (e.g., commitment letters or bank statements), if applicable

**VISUAL:**

- ☒ Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- ☒ Photos of the project site (not more than 4 views per site); include digital copies

**OWNERSHIP/OPERATION (NON-CITY):**

- ☐ Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- ☐ Certificate of Good Standing from the City, if applicable
- ☐ 501(c)(3) certification, if operating as a non-profit
- ☐ Purchase and sale agreement or copy of current recorded deed, if applicable

**COMMUNITY SUPPORT (RECOMMENDED):**

- ☒ Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

**HISTORIC RESOURCES PROJECTS:**

- ☒ Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- ☒ Photos documenting the condition of the property
- ☒ Report or condition assessment by a qualified professional describing the current condition of the property, if available.

**PLANS AND REPORTS (IF AVAILABLE)**

[if available in 8½ x 11, include in the application. If not, include separately, not bound to the application]

- ☒ Renderings, site plans, engineering plans, design and bidding plans, and specifications
- ☐ Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies). Note: for reports of more than 10 pages, applicant may provide 2 copies, rather than 11.

# **Prospect Hill Tower CPA Narrative**

## **Project Description**

### **1. THE PROJECT**

Prospect Hill Tower is a historic landmark located in a local Historic District on Prospect Hill Parkway in Somerville, MA. The tower commemorates the location as a Revolutionary War encampment and fortification where the first American flag was raised. Currently, the tower is not safely accessible by the public. The proposed project would encompass the replacement of the upper level floor slab and flagpole mounting, resetting of the parapet stones, repointing the stone exterior, restoring the interior iron circular stairs and entrance door, and resetting the granite wall at the exterior stairs.

### **2. NEEDS AND PUBLIC BENEFITS**

Prospect Hill Tower is a significant and beloved landmark that presently cannot be used due to safety concerns. It has not had any significant restoration in its 100+ year life. Prospect Hill Tower and the Powder House in West Somerville are the two most recognizable historic landmarks in the city. Their images are constantly reinforced on letterheads, in publications, and at various events. The preservation of such a local (and national) icon is central to preserving Somerville's public identity. A restored tower would make it accessible to the public once again and solidify the structure for use well into the future.

### **3. COMPLIANCE WITH CPA PRIORITIES**

#### **CPA Priority 1 – Consistency With Community Values**

##### **A. Improve Accessibility for All**

The Prospect Hill Tower is inaccessible to the public in its present condition because safety issues preventing the use of its tower. The proposed project will address these concerns so that the site can once again be accessible for all.

##### **B. Incorporate Sustainable Practices and Design**

The proposed work is a restoration of the existing tower elements. There are no new features being designed. All masonry, concrete and ornamental iron work will mainly consist of refurbishing and stabilizing existing features. The design emphasizes thorough and durable details that maintain original mortar color and stone placement.

**C. Endorsements**

The Prospect Hill Tower stabilization is endorsed by the mayor and is identified in Somerville's Five Year Capital Improvement Plan. The project is also endorsed by the Somerville Historic Preservation Commission in a letter which is attached to this application.

**D. Consistency With Other Goals and Priorities**

The Prospect Hill Tower Project is consistent with the mayor's stated goal of making Somerville a great place to live, work, play, and raise a family. The project will give the public the opportunity to access and appreciate a significant landmark commemorating the history of Somerville and the United States. The Tower is the centerpiece of the Prospect Hill Park, which is also identified for restoration in the Somerville Five Year Capital Improvement Plan and complements the CPA's Open Space priority area.

**E. Addresses Two or More CPA Focus Areas**

The Prospect Hill Tower is a significant historic resource as it sits on a site of strategic importance in the American Revolution. The project is consistent with the CPA's upcoming plan to identify and protect historic resources. Additionally, the tower complements the CPA focus area of Open Space and Recreational Land, since it sits in the middle of Prospect Hill Park, a historic passive recreation area. The completion of the tower stabilization will enhance the entire site and will allow future park improvements to take place without disruption from tower work.

**CPA Priority 2 – Strategic Use of CPA Funds**

**A. Leverage Other Funds, implement Cost-Saving Measures**

The City of Somerville has funded the design portion of the Prospect Hill Tower project. It seeks to leverage this expenditure with a commitment from the CPA Committee to fund the restoration.

**B. Address Long-Standing or Urgent Needs in the Community**

The Prospect Hill Tower is a valuable community resource that is at risk from age and the elements. For several years it has been closed to the public and has had no restoration. There is a need to restore and preserve existing historic resources so they can remain functional and a source of civic identity and pride.

**C. Exceptional, Time-Sensitive Opportunities**

Undertaking the tower restoration at this time would allow the CPA Committee to take advantage of low interest rates and to capitalize on Somerville's enhanced bond rating. Delaying the work deprives the public of full enjoyment of the tower and exacerbates existing safety issues.

**D. Catalyst for Transformative Change**

As Somerville continues to experience significant changes in infrastructure, development, and investment, it is important to preserve significant elements of its past. The restored tower would remain strong for the foreseeable future, helping ground any changes in Somerville's historic past.

## **Financial**

**1. FUNDING**

The City of Somerville has identified the Prospect Hill Tower project in its Five-Year Capital Improvement Plan (CIP). The City has funded the design work and is applying for one time CPA support to enable the tower stabilization and restoration to happen while maximizing the ability to fund as many needed capital improvements as possible.

**2. DETERMINATION OF AMOUNT REQUESTED**

The \$500,000 CPA funding request represents the construction estimate prepared by the design firm TBA Associates. We added an additional 10% contingency to cover any increases in construction prices at the time of bid. We feel the amount of CPA funding requested is cognizant of the limited CPA funds available compared to the great number of applications submitted.

**3. FUNDING REQUIREMENTS**

The entire project will be funded at one time, with no funding required over multiple years.



## **Project Management**

### **1. APPLICANT**

The applicant is the Somerville Capital Projects and Planning Department (CPPD), a public entity responsible for the management, maintenance and capital improvements for City buildings.

### **2. PROJECT EXPERIENCE**

Prior CPPD work has encompassed successful renovations as well as new construction of schools, administrative buildings, recreation centers, public safety buildings, and libraries. The design firm associated with the Prospect Hill Tower project has extensive preservation, and historic restoration experience.

### **3. PARTICIPANTS' ROLES**

The Somerville Capital Projects and Planning Department (CPPD) will be responsible for the implementation of the project. CPPD and the designer will monitor the progress and quality of the construction work.

### **4. FEASIBILITY**

The Prospect Hill Tower project is feasible because it is not occupied and it sits in an open area which allows the work area to be clearly delineated and the work to be performed safely within the stated timeline.

### **5. POTENTIAL BARRIERS**

The Prospect Hill Tower project does not face any known or potential barriers to the commencement or completion of the project. The project has received a certificate of non-applicability from the Somerville Historic Commission.

### **6. ONGOING MAINTENANCE**

Upon completion of the work, the building will be maintained by in-house maintenance staff. Specific maintenance duties would include cleaning of the interior and surrounding grounds, repair of any caulking at the exterior stairs, and touch-ups on painted surfaces. The tower will be placed on a preventive maintenance program, undergoing regular inspection of its components, including an annual binocular inspection of the exterior façade and pointing.



## **Historic Resources Rehabilitation Projects**

### **1. COMPLIANCE WITH U.S. SECRETARY OF INTERIOR STANDARDS**

The Prospect Hill Tower project will comply with the U.S. Secretary of the Interior's Standards for Rehabilitation because:

- The property will continue its original and historic use as a public landmark.
- Its historic character will be preserved by developing and implementing a design which keeps distinctive original features.

### **2. ONGOING COMPLIANCE**

The City of Somerville will comply with the U.S. Secretary of the Interior's Standards for Rehabilitation by reviewing them with the designer. The firm has preservation experience and is quite familiar with the property. Their design is attached and it calls for keeping original features. Any new materials such as the concrete floor slab, new mortar, and paint shall be closely monitored throughout the course of the work to be sure they match existing finishes.

# **PROSPECT HILL TOWER RENOVATIONS**

## **PROJECT MILESTONE SCHEDULE**

<b><u>Design Documents Complete</u></b>	<b><u>12/1/14</u></b>
<b><u>CPA Construction Funding Award (est.)</u></b>	<b><u>5/1/15</u></b>
<b><u>Construction Bids Received</u></b>	<b><u>6/15/15</u></b>
<b><u>Board of Aldermen Approval</u></b>	<b><u>8/1/15</u></b>
<b><u>Construction Contract Award</u></b>	<b><u>8/21/15</u></b>
<b><u>Construction Start</u></b>	<b><u>9/1/15</u></b>
<b><u>Construction Finish</u></b>	<b><u>12/1/15</u></b>

## **FINANCIAL**

- **Budget Summary**
- **Itemized Budget**
- **Cost Estimates**



JOSEPH A. CURTATONE  
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**COMMUNITY PRESERVATION COMMITTEE**  
**FY15 FUNDING APPLICATION**  
**BUDGET SUMMARY**

PROJECT NAME: Prospect Hill Tower

APPLICANT: City of Somerville - Capital Projects and Planning Department

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>						
PROPOSED SOURCE		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	Somerville CPA	\$	\$	\$	\$ 500,000	\$ 500,000
2	Design Services		\$32,600			\$32,600
3						
4						
5						
6						
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>\$ 32,600</b>	<b>\$</b>	<b>\$ 500,000</b>	<b>\$ 532,600</b>
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, and/or restoration work						

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
2	City of Somerville	yes	Secured - contract in place
3			
4			
5			
6			

## **PROSPECT HILL TOWER**

### **Itemized Budget Summary**

<b>ITEM</b>	<b>AMOUNT</b>	<b>SOURCE</b>
1. Designer Fees*	\$32,600	City Funded Contract
2. <u>Construction Costs</u>	\$500,000	<u>Proposed CPA Funding</u>
<b>TOTAL \$532,600</b>		

\*Designer fees include construction contract administration. City of Somerville Capital Projects and Planning will also perform project management duties.

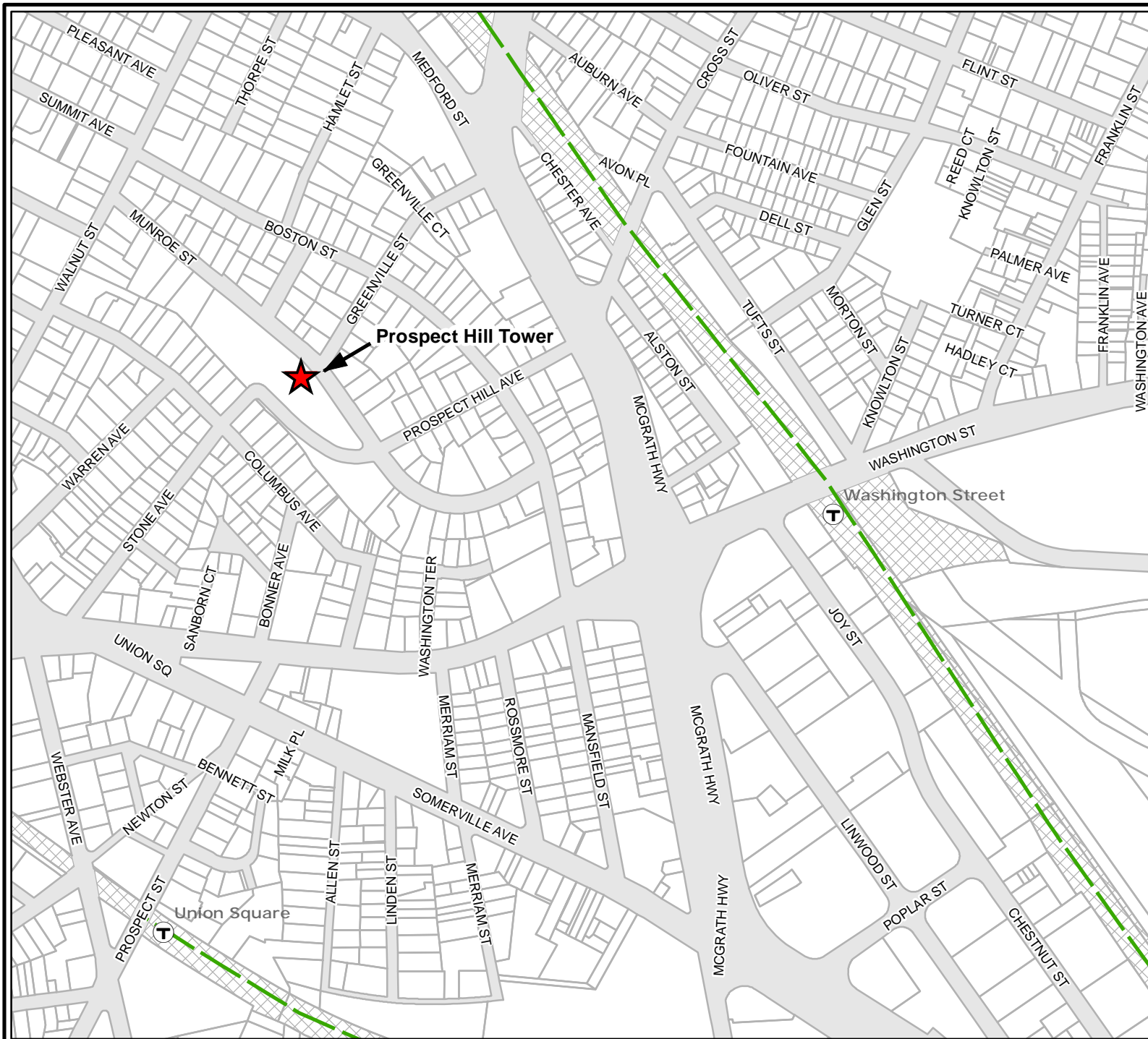
**Prospect Hill Tower Stabilization  
Estimate of Construction Costs**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
D50	Electrical	no work					\$0
<b>E</b>	<b>Equipment &amp; Furnishings</b>						
E10	Equipment						\$2,350
	Flagpole	Removal and reinstallation of flagpole (crane below); storage by city Reinstall existing mounting plate and new galv steel sleeve, level 4	item item	1 1	\$1,500.00 \$850.00	\$1,500 \$850	
E20	Furnishings	no work					\$0
<b>F</b>	<b>Other Building Construction</b>	Not used					
<b>G</b>	<b>Building Sitework</b>						
G20	Site Improvements						\$27,825
	Street Stair Rails	Remove rails, repair and refinish, reset into granite walls	l.f.	65	\$375.00	\$24,375	
	Reset winder stairs	Reset stone steps, infill with new concrete	item	6	\$525.00	\$3,150	
	Sidewalks	no work				\$0	
	Paving	no work				\$0	
	Landscape	no work				\$0	
<b>Subtotal Construction Subcontracts, Unadjusted</b>							<b>\$308,050</b>
							<b>\$43,762</b>
General Conditions		scaffold	item			\$20,000	
		soils testing	item			\$2,800	
		mortar testing	item			\$5,162	
		crane	day	6	\$1,750.00	\$10,500	
		other	item			\$5,500	
General Contractor's Overhead and Profit			25.0%				\$76,813
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>							<b>\$428,325</b>
Contingency			10.0%				\$42,832
<b>RECOMMENDED CONSTRUCTION BUDGET (ROUNDED)</b>							<b>\$469,000</b>

**Prospect Hill Tower Stabilization  
Estimate of Construction Costs**

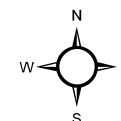
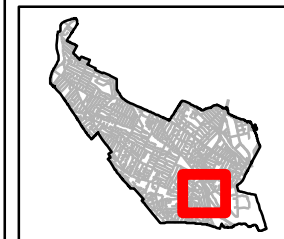
Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
<b>A Substructure</b>							
<b>A10</b>	<b>Foundations</b>						<b>\$71,393</b>
<b>A1010</b>	<b>Standard Foundations</b>						
	Retaining Walls, Concrete	Tieback stabilization per 310503, hand excavation. Concrete patch of cracks, wall surfaces and top, epoxy injection 12 inches, grind, patch both ends	Item	1	\$22,500.00	\$22,500	
	Retaining Walls, Stone	Reset stone, stair retaining wall Repoint 100% of stone wall face (alt 1)	I.F. manday manday	45 36 32	\$28.73 \$700.00 \$700.00	\$1,293 \$25,200 \$22,400	
<b>B Shell</b>							
<b>B10</b>	<b>Superstructure</b>						<b>\$117,570</b>
<b>B1010</b>	<b>Floor &amp; Wall Construction</b>						
	Floor Slab	demolition level 4 slab and steel, reinstallation of 6" thick reinf conc slab, chemical anchor at perimeter, new steel WF framing, reconnect to stair	sf	169	\$251.48	\$42,500	
	Walls	Rebuild tower stone parapets, scope M1 Repoint exterior of tower walls, scope M3 (alt 2) Chemical reinforcement of cracked stones, scope M2	manday manday ea	65 42 2	\$700.00 \$700.00 \$85.00	\$45,500 \$29,400 \$170	
<b>B20</b>	<b>Exterior Closure</b>						
<b>B2030</b>	<b>Exterior Doors</b>						<b>\$34,450</b>
	Tower doors	Restore steel tower doors in existing frame: new steel handles, hasps, ornaments and hinges, refinish	ea	2	\$17,225.00	\$34,450	
<b>C Interiors</b>							
<b>C20</b>	<b>Stairways</b>						<b>\$52,418</b>
<b>C2010</b>	<b>Stair Construction</b>						
	Wrought Iron Circular Stair	Restore rail and stair, two stories and level four railing	ft.	2	\$16,276.81	\$32,554	
	Level 1 plate stair	Repair rail	Item	1	\$1,145.00	\$1,145	
<b>C2020</b>	<b>Stair Finishes</b>						
	Wrought Iron Circular Stair	Mechanically remove paint, apply primer and paint	ft.	2	\$8,764.44	\$17,529	
	Level 1 plate stair	Mechanically remove paint, apply primer and paint	ft.	1	\$1,190.00	\$1,190	
<b>D Mechanical, Electrical and Plumbing</b>							
	<b>Plumbing</b>						<b>\$345</b>
	Waste and Vent Piping	Floor drain in new slab, fed into existing c.f. stack	ea	1	\$345.00	\$345	
	<b>Mechanical</b>	no work					<b>\$0</b>





# **PROSPECT HILL TOWER AND PROPOSED MBTA GREEN LINE EXTENSION**

- Proposed Green Line Extension
- Parcel Boundary
- Rail Road ROW



0 100 200 400  
Feet

Date: December 1, 2014  
Source: MassGIS

The information contained in this map is compiled from multiple sources and is believed to be accurate but accuracy is not guaranteed. This map does not replace information obtained by consulting the information's official source or originating City department. In no event shall the City of Somerville, Massachusetts be liable for any damages, direct or consequential, from the use of the information contained in this map.



Department of Public Works  
Engineering Division  
1 Franey Rd  
Somerville, MA 02145



## **COMMUNITY SUPPORT**

- **Letters of Support**

CITY OF SOMERVILLE, MASSACHUSETTS  
OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT  
JOSEPH A. CURTATONE  
MAYOR

*HISTORIC PRESERVATION COMMISSION*

November 18, 2014

Community Preservation Commission  
93 Highland Avenue  
Somerville, MA 02143

RE: Support for projects funded through the Community Preservation Act


Dear Community Preservation Commission members,

The Somerville Historic Preservation Commission fully supports four projects the City of Somerville has proposed to the Community Preservation Commission. These projects are: 1) restoration of Prospect Hill Tower; 2) restoration of City Hall; 3) renovation of West Branch Library; and 4) National Register nomination for the American Tube Works Complex.

These buildings and complex are historically and architecturally significant to the City of Somerville. Prospect Hill Tower was constructed in the early 20<sup>th</sup> century to commemorate militia located at this site during the Revolutionary and Civil wars. City Hall was constructed in 1852 as Somerville's first high school; town offices took over the building in 1872. Andrew Carnegie donated \$25,000 in 1907 to construct the West Branch Library, a high and Classical Revival style building. The American Tube Works Company is credited as being the first in America to manufacture seamless tubes; as a collection of buildings, their scale and architecture express the manufacturing purpose and magnitude of the industrial process. Prospect Hill Tower, City Hall and the West Branch Library are local historic districts; the American Tube Works was determined Significant by the HPC in September.

The Historic Preservation Commission hopes the Community Preservation Commission will recognize these to be valuable investments that will benefit the entire community. Thank you for your consideration of these projects.

Sincerely,

  
Dick Bauer, Chairman  
Somerville Historic Preservation Commission

CC: George Proakis, Director of Planning, OSPCD  
Stephen Vitello, Project Manager, Department of Public Works



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
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## **HISTORIC RESOURCES**

- **Historic Documentation**



2014 NOV 25 P 3: 26

CITY CLERK'S OFFICE  
SOMERVILLE, MA

**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

**MICHAEL F. GLAVIN**  
**EXECUTIVE DIRECTOR**

***HISTORIC PRESERVATION COMMISSION***

November 19, 2014

Stephen Vitello, Project Manager  
Capital Projects  
City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

**Re: HPC 2014.075 – Prospect Hill Tower, Somerville**

**Certificate of Non-Applicability**

Mr. Vitello,

The Historic Preservation Commission (HPC) received your application dated September 4, 2014 for a Historic District Property Certificate. After a review of the application and a site visit, Staff made a determination that the Prospect Hill Tower Stabilization as described in the Technical Sections Submittal, and Plan Sheets, A-1.0, A-2.0, A-3.0, A-4.0 by TBA Architects, Inc. dated November 14, 2014 with in-kind and other materials to match the existing are exempt from review by the HPC due to being categorized under ordinary maintenance, repair, or replacement, or not visible from the public right of way. In accordance with the Historic District Ordinance and the Application received, the HPC grants a Certificate of Non-Applicability to the Applicant, Stephen Vitello, Project Manager.

The scope of work as listed in the Memo prepared by TBA Architects and dated July 17, 2014 details the following in-kind repairs and/or maintenance:

1. Construct a new concrete slab on the top level, replace the floor's existing steel support beams, and waterproof the slab surface.
2. Repair and water proof the lower level slab.
3. Remove and reinstall the flagpole.
4. Repair the roof drain system.
5. Repair the spiral stair and railings, and repair the lower level steel diamond plate stair rail.
6. Rebuild the parapet stones where they have lost their mortar.
7. Repair the two tower iron doors and frames.
8. Repoint portions of the tower exterior.
9. Reset and stabilize the stone wall along the street stair. Repair and reset the wrought iron rail.
10. Repair the concrete retaining wall along side of the stair.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

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This scope is detailed on the plan set (Sheets A-1.0, A-2.0, A-3.0, A-4.0 by TBA Architects, Inc. dated November 14, 2014) upon which this Certificate of Non-Applicability is contingent:

1. Remove and reset stones on the parapets and main staircase as indicated on Sheets A-1.0, A-2.0, A-3.0 and A-4.0.
  - a. All stones to be reinstalled in original location.
2. Epoxy injection in crack between levels 3 and 4 on the southeast and northwest elevations as indicated on sheets A-1.0, and A-2.0.
3. Repoint all exterior stone surfaces, all faces of tower where stones are not reset as indicated on Sheets A-1.0, A-2.0, A-3.0 and A-4.0.
  - a. Mortar to match existing in joint dimension and surface finish. (Alt. 2)
4. Seal cracks on top of retaining wall as indicated on sheet A-2.0.
5. Patch exposed face of concrete retaining wall as indicated on sheet A-3.0.
  - a. Prime & paint to match existing.
6. Wrought iron grilles to be removed and reset with mortar in stone in original locations as indicated on sheets A-2.0 and A-3.0
7. Stabilize bottom section of retaining wall south elevation east side as indicated on sheets A-2.0 and A-3.0. See Spec Section 310503.
8. Cut existing steel pipe rail at or above existing flanges. Rail to be cut and removed by wrought iron restoration subcontractor. Clean, grind to clean metal, weld, prime and paint two coats. Post extenders of same diameter to be inset into granite after rebidding as indicated on sheets A-2.0 and A-3.0
9. Front stairway elevation (Plan Sheet A-3.0)
  - a. Masonry Detail
    - i. Remove rail sections for refinishing.
    - ii. Reinstall on adjusted posts after granite has been reset.
    - iii. New chemical anchors in two locations, all posts inset in original flanges
    - iv. Patch holes from rail elements
    - v. Mason to drill through flange & into granite 6" deep to receive post
    - vi. Coordinate final location with wrought iron restoration contractor
    - vii. Mortar back bed to stabilize soil & bed to continuous chalk joint
    - viii. Reset granite as noted on elevations
    - ix. Where stones are tight to existing concrete, dig out joint to 2" depth for mortar joint
    - x. Continuous mortar joint running along tread and risers
    - xi. Existing steel flange to remain
    - xii. Post pipe to be set into granite with setting cement
    - xiii. Existing concrete stairs to remain
    - xiv. Stabilize soil
    - xv. Position railing posts plumb and align with all railing posts (typ.)
    - xvi. Fill continuous mortar joint between granite & concrete stairs. Vertical and horizontal joints to be continuous.
  - b. Front Stairway Railing
    - i. Cut connections at ornamental filigree to allow rail removal
    - ii. Cut pipe rails top and bottom where connections remain to allow for repair & refinishing
  - c. Front Rear and Entry Way
    - i. Remove all remaining ornamental plates, hinges, and obsolete hardware devices. Install new handle and hasps for locks, top and bottom. Repair and rehang existing 3/8" steel plate door Prime & paint (3coats).
    - ii. Clean & Scrape existing door, frame & grille, grind rust to bare metal, abrade all paint surfaces, prime & paint (3 coats).
    - iii. 2 new 3/8"x1" hasps to fix existing frame
    - iv. New "C" shape handle painted to match door



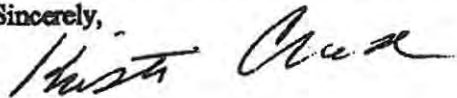
- v. New steel surface mounted bar stock ornamental panels. Bar stock 3/8"x1" thick width and shape to match original. Plug weld to door
  - vi. New hinges to match existing, 3/8"x1" thick width and shape to match existing. Bolts to match original in appearance.
  - vii. 1'8"x7" and 7"x7" ornamental panels all 3/8"x1" bar stock.
10. Illustrative Tower (Plan Sheet A-4.0)
- a. Remove rebed & reset stones. All stones to be reinstalled in original location. Wrought iron grilles to be removed and reset with mortar in stone in original locations
  - b. Epoxy injection to crack
  - c. Repoint all exterior stone surfaces of tower where stones are not reset. Mortar to match existing in joint dimension and surface finish (Alt.2).
  - d. Cut existing steel pipe rail at or above the existing flanges, rail to be cut and removed by WI, Clean, grind to clean metal, weld, prime & paint two coats, post extenders of same diameter to be inset into granite after rebidding.
    - i. Remove existing rail on level 4, sandblast to bare metal, prime and paint.
    - ii. Remove and reinstall rail base plate on level 4 on new slab.
    - iii. Restored rail to be field welded on reinstallation. Grind smooth, prime & paint (3 coats).
    - iv. Steel & stair support between WF structure & underside of stair platform.
    - v. Existing spiral stair & rail on second and third levels to remain in place. Mechanically scrape & grind to remove loose & flaking paint.
    - vi. Resecure existing railing to stone Wall. Restore structural integrity to rail. Scrape or grind to bare metal at repair. Remove loose & flaking paint, Abrade to receive new paint. Prime & paint rail and stair.
      - i. Eliminate all rust, prime & paint
      - ii. Restore structural integrity to railing (round to plate)
      - iii. Existing steel stairs posts & rail to be scraped, primed and painted.

This Certificate of Non-Applicability is in accordance with the Somerville Historic District Ordinance Section 10, Limited Coverage, which states, "Nothing in this ordinance shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature within a historic district which does not involve a change in design, material, color or the outward appearance thereof ..." Further, the Ordinance states that Section 2.f, Definitions, which states, "Exterior architectural feature means such portion of the exterior of a building or structure as open to view from a public street, public way, public park or public body of water..."

This Certificate is granted upon the condition that the work authorized herein is commenced within one year after the date of issue. If the work authorized by this Certificate is not commenced within one year after the date of issue, or if work is suspended in significant part for a period of one year after it has begun, this Certificate shall expire.

Please take this letter to Somerville Inspectional Services located at DPW, 1 Franey Road to determine if a Building Permit is required for this approval.

Sincerely,



Kristenna P. Chase  
Preservation Planner

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division.  
George Proakis, Director, Planning Division  
J. Brandon Wilson, Executive Director, Historic Preservation Commission  
John Long, City Clerk

CITY OF SOMERVILLE, MASSACHUSETTS  
OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT  
JOSEPH A. CURTATONE  
MAYOR

*HISTORIC PRESERVATION COMMISSION*

November 18, 2014

Community Preservation Commission  
93 Highland Avenue  
Somerville, MA 02143

RE: Support for projects funded through the Community Preservation Act

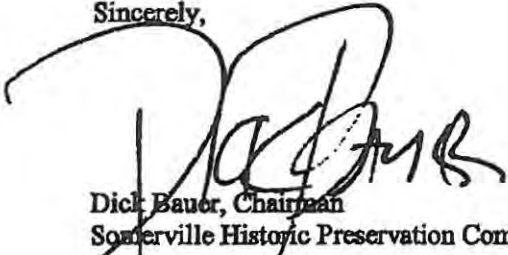
Dear Community Preservation Commission members,

The Somerville Historic Preservation Commission fully supports four projects the City of Somerville has proposed to the Community Preservation Commission. These projects are: 1) restoration of Prospect Hill Tower; 2) restoration of City Hall; 3) renovation of West Branch Library; and 4) National Register nomination for the American Tube Works Complex.

These buildings and complex are historically and architecturally significant to the City of Somerville. Prospect Hill Tower was constructed in the early 20<sup>th</sup> century to commemorate militia located at this site during the Revolutionary and Civil wars. City Hall was constructed in 1852 as Somerville's first high school; town offices took over the building in 1872. Andrew Carnegie donated \$25,000 in 1907 to construct the West Branch Library, a high and Classical Revival style building. The American Tube Works Company is credited as being the first in America to manufacture seamless tubes; as a collection of buildings, their scale and architecture express the manufacturing purpose and magnitude of the industrial process. Prospect Hill Tower, City Hall and the West Branch Library are local historic districts; the American Tube Works was determined Significant by the HPC in September.

The Historic Preservation Commission hopes the Community Preservation Commission will recognize these to be valuable investments that will benefit the entire community. Thank you for your consideration of these projects.

Sincerely,

  
Dick Bauer, Chairman  
Somerville Historic Preservation Commission

CC: George Proakis, Director of Planning, OSPCD  
Stephen Vitello, Project Manager, Department of Public Works



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT.2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722  
EMAIL: [bwilson@somervillema.gov](mailto:bwilson@somervillema.gov) • [www.somervillema.gov](http://www.somervillema.gov)



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**MEMORANDUM**

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**TO:** STEPHEN VITELLO  
**FROM:** RUSSEL FELDMAN  
**PROJECT:** PROSPECT HILL TOWER STABILIZATION  
**SUBJECT:** APPLICATION FOR A CERTIFICATE OF NON-APPLICABILITY  
**DATE:** OCTOBER 16, 2014

---

In support of your application to the Somerville Historic Preservation Commission for a Certificate of Non-Applicability, I offer the following:

We are preparing plans and specifications for procurement of construction to repair and stabilize the Prospect Hill Tower. Work is planned for spring 2015 based on our proposed scope of work of July 15, 2014.

The work involves repair and replacement in kind of portions of the Tower and the stairs leading from the street to the tower approach. More specifically:

Work will include:

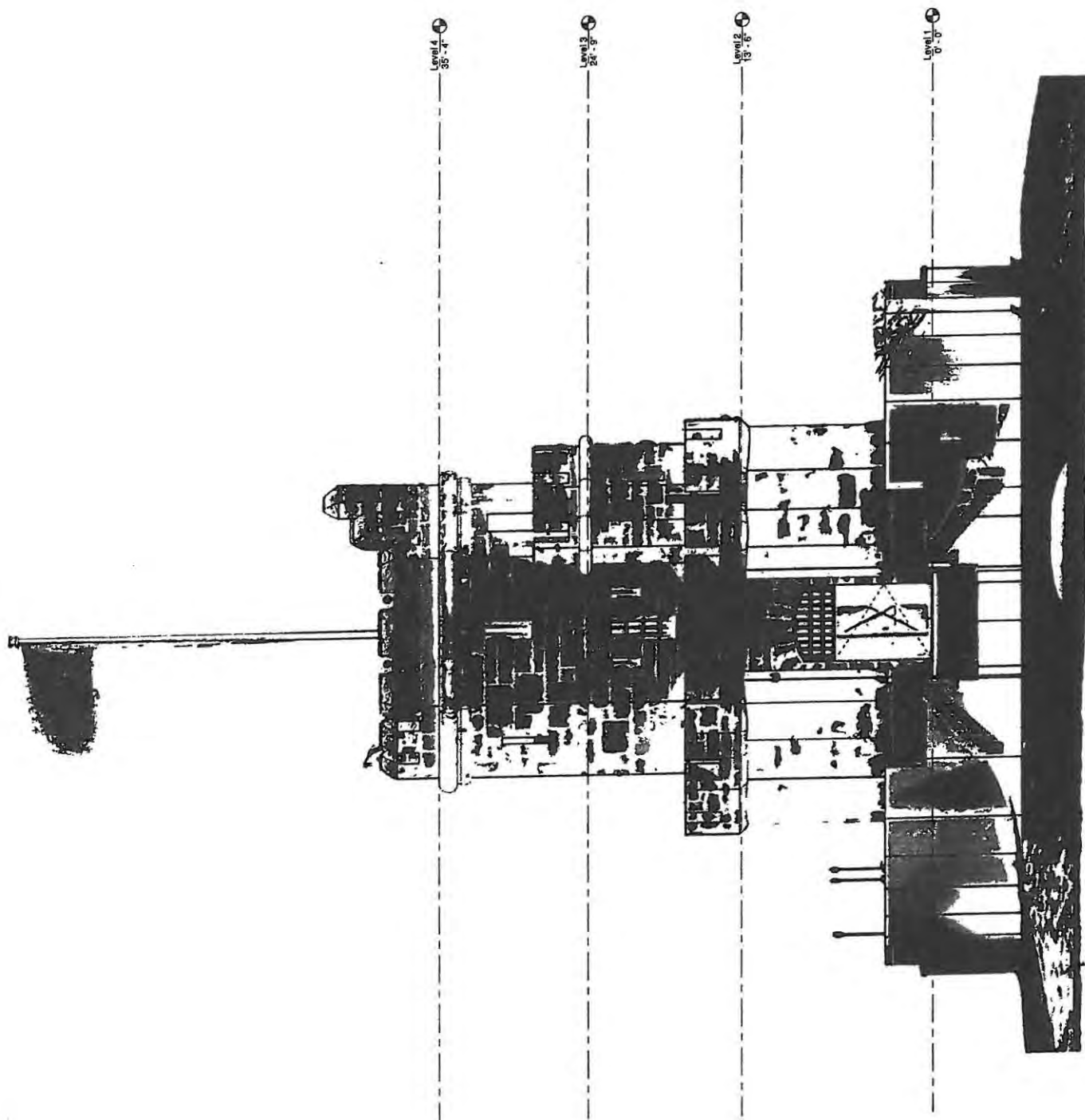
1. Construct a new concrete slab on the top level, replace the floor's existing steel support beams, and waterproof the slab surface. This work replaces the existing in kind.
2. Repair and waterproof the lower level floor slab to limit deterioration of the concrete exposed to weather from above.
3. Remove and reinstall the flagpole. We will support the flagpole with pipes and connectors on the new upper and existing lower slabs as we had done previously. This will replicate the existing condition and will not affect the appearance of the pole.
4. Repair the roof drain system. This involves patching existing piping and replacing the cast-in-place floor drain. This involves no change in piping location or size.
5. Repair the spiral stair and railings, which runs from the level 2 to level 4 in the attached elevation, and repair the lower level steel diamond plate stair rail which runs from level 1 to level 2. All work will take place *in situ*. Work includes spot welding of the existing to assure secure connections, sandblasting existing surfaces to remove deteriorated paint, priming and repainting. The work also includes replacement of connections to the concrete and steel structure.
6. Rebuild the parapet stones where they have lost their mortar. This will involve repositioning parapet stones where they have become displaced and injection of epoxy adhesives where stones have cracked under the steel slab support

- structure. No removal of stone will be required. New mortar will match existing in composition and appearance.
7. Repair the two tower iron entry doors and frames. Any new material will match the existing. The doors will be reset level, sandblasted and repainted.
  8. Reset and stabilize the stone wall along the street stair. This will involve repositioning existing stones and sealing the joints between the stone retaining wall and the stair to avoid water infiltration.
  9. Repair and reset the existing decorative wrought iron rail. This will include repair of rotted posts and resetting into the relocated stones, replacement of missing ornamental elements to match existing, sandblasting and repainting.
  10. Repair of the concrete retaining wall alongside the stair. This involves patching of the 1950's vintage retaining wall to eliminate exposed steel and stabilize the wall. Work will include epoxy injection in cracks, removing rust and scale from reinforcing steel, and patching the surfaces to match the existing.
  11. Repoint portions of the Tower exterior. As for all similar work above, new mortar will match existing in composition and appearance. This work may be an add alternate in the bid documents.

There will be no demolition of any elements of the Tower or stair except as required to replace in kind. There will be no alteration or addition to the existing structure. This scope is intended to stabilize the building and street stair and prevent continuing deterioration.

END

Encl: Tower elevation, 1 page







CITY OF SOMERVILLE

JOSEPH A. CURTATONE, MAYOR

PROSPECT HILL TOWER STABILIZATION

SOMERVILLE, MASSACHUSETTS



TBA ARCHITECTS, INC.

ARCHITECTURE

PLANNING

PROJECT MANAGEMENT

43 BRADFORD STREET, SUITE 300

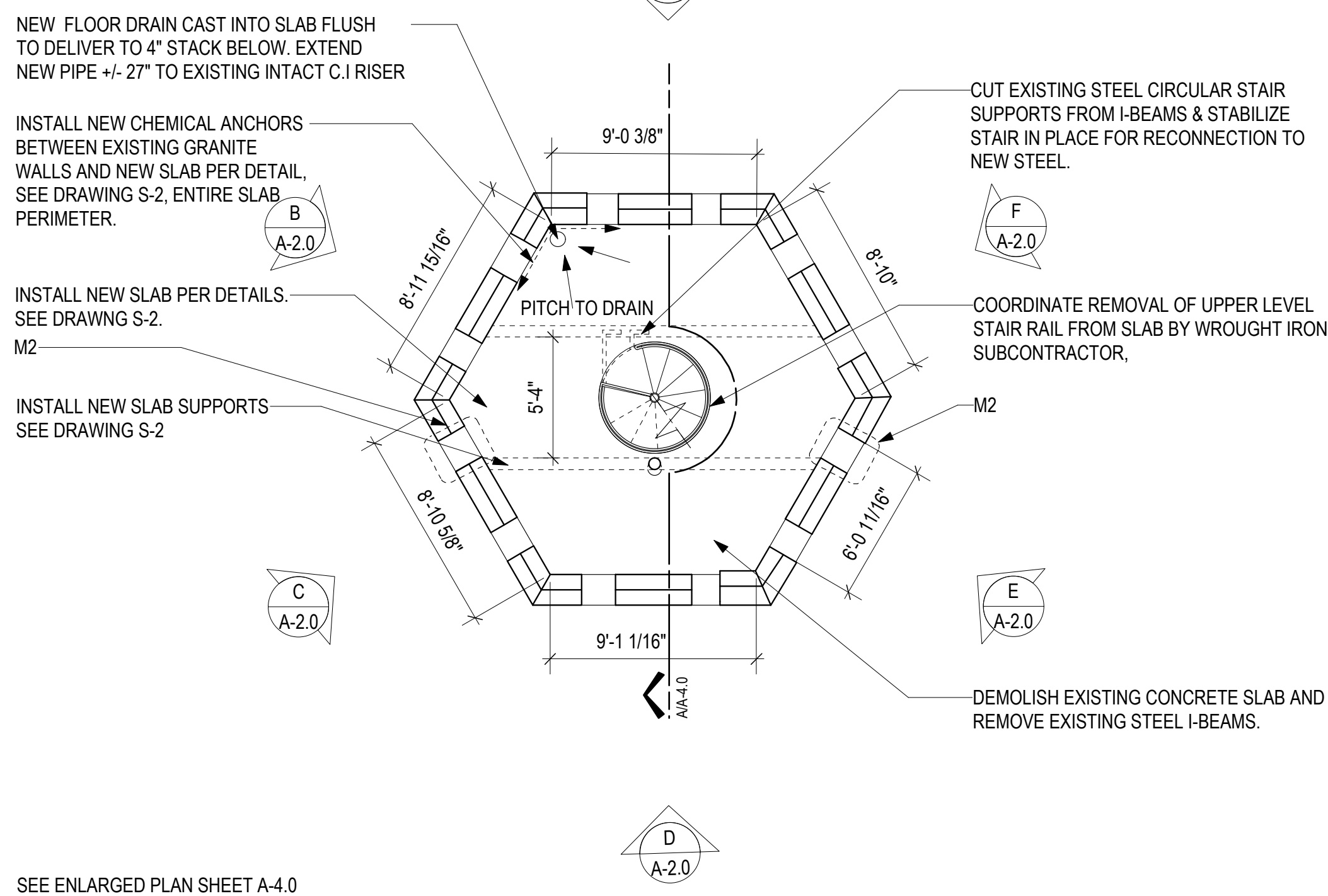
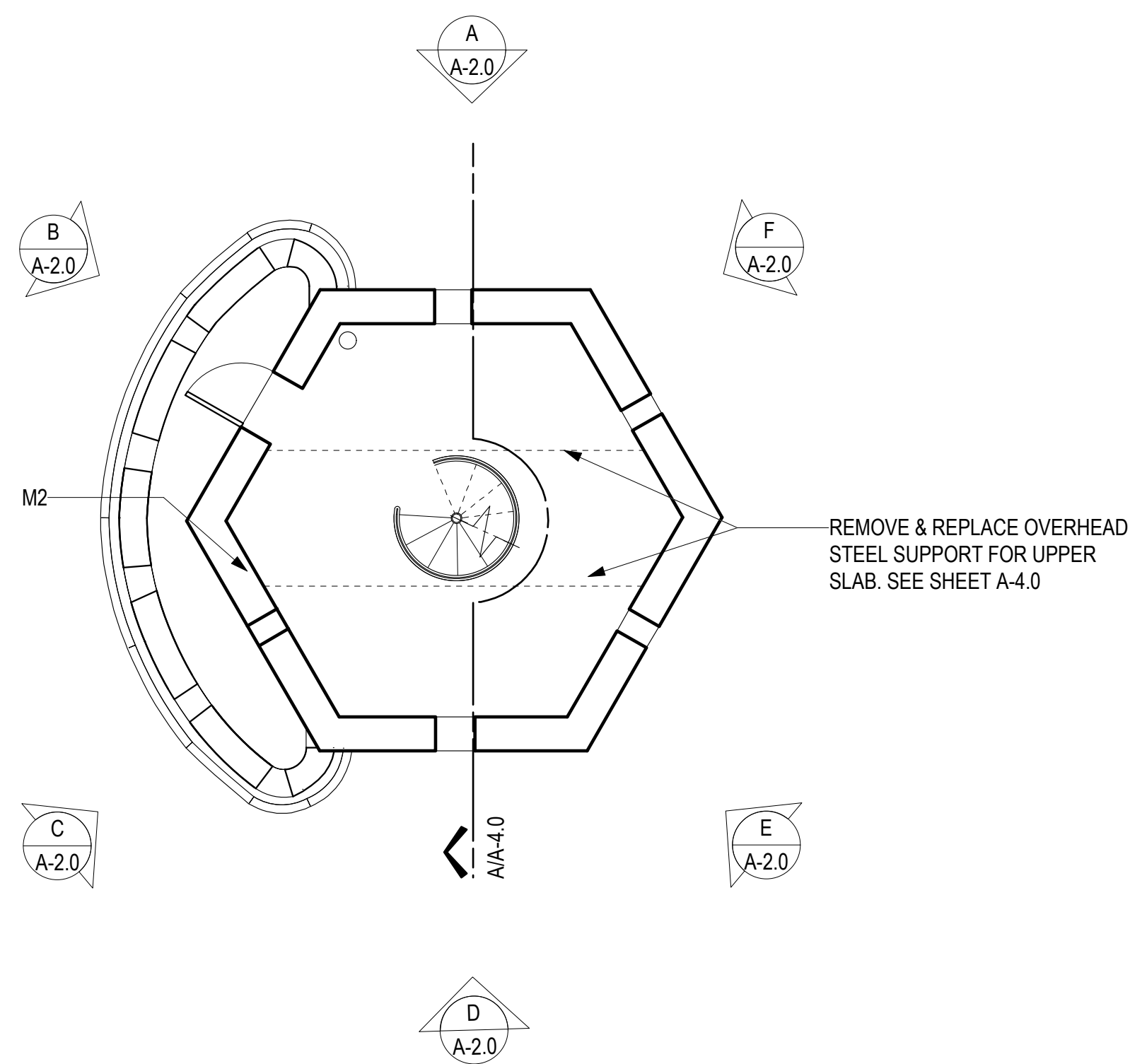
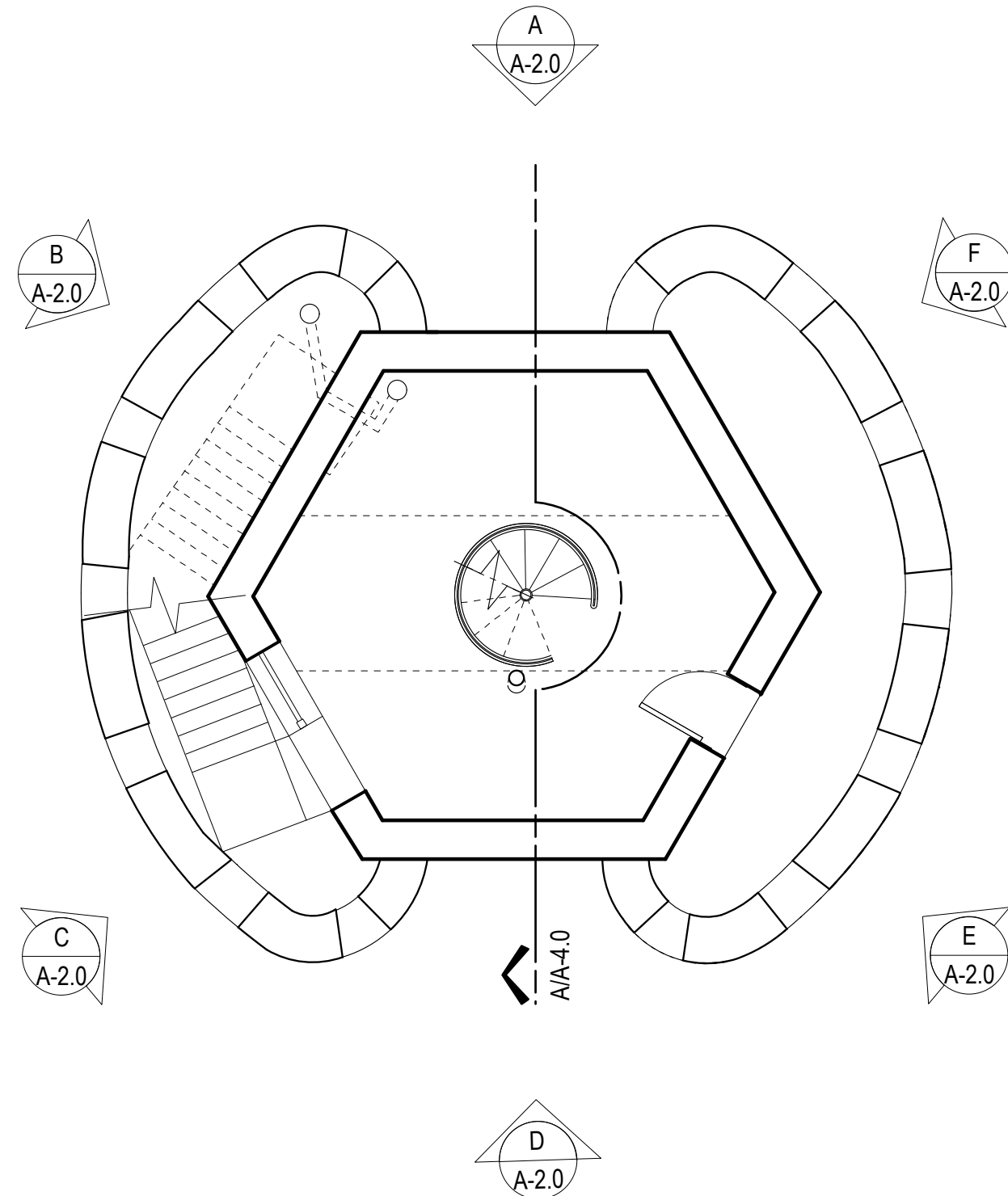
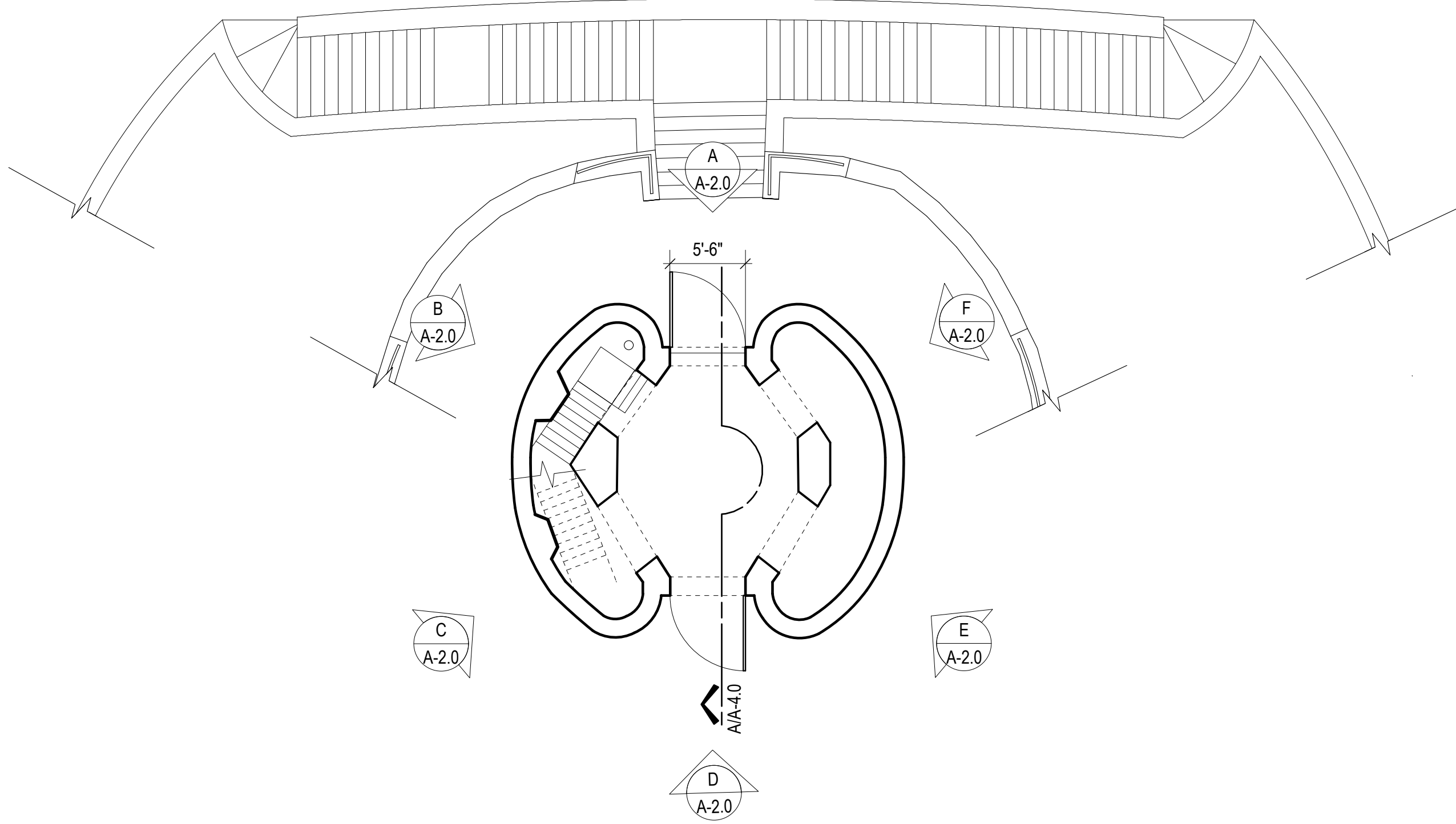
CONCORD, MA. 01742

TEL (781)893-5828    FAX (781)893-5834

www.tbaarchitects.com

NOVEMBER 14, 2014

ARCHITECTURAL ABBREVIATIONS					MATERIAL INDICATIONS	GRAPHIC SYMBOLS	GENERAL INFO	LOCI MAP	DRAWING LIST
<div>ADD</div> <div>ALT</div> <div>ALUM</div> <div>APPROX</div> <div>&amp;</div> <div>@</div> <div>BLDG</div> <div>BLKG</div> <div>BRK</div> <div>CB</div> <div>CL</div> <div>CLKG</div> <div>CLR</div> <div>CO</div> <div>CONC</div> <div>CONST</div> <div>CONT</div> <div>CONTR</div> <div>D</div> <div>DBL</div> <div>DEMO</div> <div>DET</div> <div>DIA</div> <div>DIM</div> <div>DIV</div> <div>DS</div> <div>DWG</div> <div>E</div> <div>EA</div> <div>EL</div>	<div>ADDITION, ADDENDUM</div> <div>ALTERNATE</div> <div>ALUMINUM</div> <div>APPROXIMATE</div> <div>AND</div> <div>AT</div> <div>BUILDING</div> <div>BLOCKING</div> <div>BRICK</div> <div>CATCH BASIN</div> <div>CENTER LINE</div> <div>CAULKING</div> <div>CLEAR</div> <div>CENTRAL OFFICE</div> <div>CONCRETE</div> <div>CONSTRUCTION</div> <div>CONTINUOUS</div> <div>CONTRACTOR</div> <div>CONTRACTOR</div> <div>DEEP, DEPTH</div> <div>DOUBLE</div> <div>DEMOLITION</div> <div>DETAIL</div> <div>DIAMETER</div> <div>DIMENSION</div> <div>DIVISION</div> <div>DOWN SPOUT</div> <div>DRAWING</div> <div>EAST</div> <div>EACH</div> <div>ELEVATION</div>	<div>EQ</div> <div>EX/EXIST</div> <div>FIN</div> <div>FLASH</div> <div>GA</div> <div>GALV</div> <div>GC</div> <div>GL</div> <div>GWB</div> <div>H</div> <div>HORIZ</div> <div>IN</div> <div>INSUL</div> <div>LF</div> <div>MAX</div> <div>MECH</div> <div>MIN</div> <div>MISC</div> <div>MO</div> <div>MO</div> <div>MTL</div> <div>MUL</div> <div>N</div> <div>NO</div> <div>NOM</div> <div>NTS</div> <div>OC</div> <div>OPER</div> <div>OPNG</div>	<div>EQUAL</div> <div>EXISTING</div> <div>FINISH</div> <div>FLOOR</div> <div>FLASHING</div> <div>GAUGE</div> <div>GALVANIZED</div> <div>GENERAL CONTRACTOR</div> <div>GLASS, GLAZING</div> <div>GYPNUM WALL BOARD</div> <div>HIGH, HEIGHT</div> <div>HORIZONTAL</div> <div>INCHES</div> <div>INSULATION</div> <div>LINEAR FOOT</div> <div>MAXIMUM</div> <div>MECHANICAL</div> <div>MINIMAL</div> <div>MISCELLANEOUS</div> <div>MASONRY OPENING</div> <div>MAIN OFFICE</div> <div>METAL</div> <div>MULLION</div> <div>NORTH</div> <div>NUMBER</div> <div>NOMINAL</div> <div>NOT TO SCALE</div> <div>ON CENTER</div> <div>OPERABLE</div> <div>OPENING</div>	<div>O.S.C.I.</div> <div>P</div> <div>PTD</div> <div>PLYWD</div> <div>QR</div> <div>QUAN</div> <div>REF</div> <div>REINF</div> <div>REQD</div> <div>REV</div> <div>RO</div> <div>S</div> <div>SECT</div> <div>SF</div> <div>SHT</div> <div>SIM</div> <div>SPEC</div> <div>SQIN</div> <div>SS</div> <div>STD</div> <div>STL</div> <div>THK</div> <div>TYP</div> <div>VERT</div> <div>W</div> <div>W/</div> <div>WD</div> <div>WT</div>	<div>OWNER SUPPLIED</div> <div>CONTRACTOR INSTALLED</div> <div>PAINT</div> <div>PAINTED</div> <div>PLYWOOD</div> <div>QUARTER ROUND</div> <div>QUANTITY</div> <div>REFERENCE</div> <div>REINFORCED</div> <div>REQUIRED</div> <div>REVISED</div> <div>ROUGH OPENING</div> <div>SOUTH</div> <div>SECTION</div> <div>SQUARE FOOT</div> <div>SHEET</div> <div>SIMILAR</div> <div>SPECIFICATION</div> <div>SQUARE</div> <div>SQUARE INCH</div> <div>STAINLESS STEEL</div> <div>STANDARD</div> <div>STEEL</div> <div>THICK</div> <div>TYPICAL</div> <div>VERTICAL</div> <div>WIDE, WEST</div> <div>WITH</div> <div>WOOD</div> <div>WEIGHT</div>	<div></div> <div>PLYWOOD</div> <div></div> <div>STEEL</div> <div></div> <div>BRICK</div> <div></div> <div>CONCRETE BLOCK</div> <div></div> <div>RIGID INSULATION</div> <div></div> <div>FIBERGLASS INSULATION</div> <div></div> <div>CONCRETE</div> <div></div> <div>FINISHED WOOD</div> <div></div> <div>CONTINUOUS WOOD</div> <div></div> <div>WOOD BLOCKING</div>	<div></div> <div>BREAK LINE</div> <div></div> <div>ELEVATION MARKER</div> <div></div> <div>SECTION MARKER</div> <div></div> <div>DETAIL MARKER</div> <div></div> <div>REVISION NUMBER</div> <div></div> <div>INTERIOR ELEVATION</div> <div></div> <div>NOTE</div> <div></div> <div>DOOR NUMBER</div> <div></div> <div>LIGHT FIXTURE</div> <div></div> <div>ROOM NAME/ NUMBER OCCUPANCY @ 1:20 SF</div> <div></div> <div>SPRINKLER</div> <div></div> <div>NEW - NEW HEAD</div> <div></div> <div>REL - RELOCATE</div>	<div><b>BUILDING CODE SUMMARY</b></div> <div>All work shall comply completely with the Massachusetts State Building, 780 CMR, Eighth Edition, as ammended &amp; 521 CMR MAAB. All work classified as repairs per Section 402. 402.1 Scope. Repairs, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.</div> <div><b>EXISTING CONDITIONS</b></div> <div>These drawings have been compiled from the best available information and are not intended to limit the scope of work. All investigation was done by visual or best available documents provided by the City of Somerville. Any conditions to the contrary or not explicitly stated herein shall be considered latent and architect must be notified prior to any work not as outlined in these documents. It will be assumed that the contractor has inspected the site prior to construction and verified the information herein supplied.</div> <div>All directions stated throughout documents are by <b>Project North</b>.</div> <div><b>GENERAL NOTES</b></div> <div>The General Contractor shall be responsible for all construction means, methods, co-ordination of other trades and techniques to produce a sound quality building. All dimensions, elevations and conditions must be verified by the General Contractor or responsible trade.</div> <div>* Apply for, obtain and pay for all required permits. Submit copies of permits to City of Somerville within 3 days of receipt and prior to commencing work.</div> <div>* Request schedule and attend all inspections required by the authorities having jurisdiction.</div>	<div><b>DRAWING LIST</b></div> <div>COVER SHEET</div> <div><b>ARCHITECTURAL DRAWINGS</b></div> <div>A-1.0 PLANS</div> <div>A-2.0 TOWER ELEVATIONS</div> <div>A-3.0 STREET STAIR &amp; RAIL ELEVATIONS &amp; DETAILS</div> <div>A-4.0 TOWER SECTION</div> <div><b>STRUCTURAL DRAWINGS</b></div> <div>S-1.1 GENERAL NOTES &amp; ABBREVIATIONS</div> <div>S-1.1 STRUCTURAL PLANS &amp; SECTIONS</div> <div><b>TBA PROJECT #: 1210.1</b></div> <div></div> <div>SET #</div>



KEY TO SCOPE NOTES:

- M1: REMOVE, REBED & RESET STONES. ALL STONES TO BE REINSTALLED IN ORIGINAL LOCATION. WROUGHT IRON GRILLES TO BE REMOVED AND RESET WITH MORTAR IN STONE, IN ORIGINAL LOCATIONS.
- M2: EPOXY INJECTION TO CRACK.
- M3: REPOINT ALL EXTERIOR STONE SURFACES, ALL FACES OF TOWER WHERE STONES ARE NOT RESET. MORTAR TO MATCH EXISTING IN JOINT DIMENSION AND SURFACE FINISH (ALT. 2)
- WI1: CUT EXISTING STEEL PIPE RAIL AT OR ABOVE EXISTING FLANGES. RAIL TO BE CUT AND REMOVED BY WROUGHT IRON RESTORATION SUBCONTRACTOR. CLEAN, GRIND TO CLEAN METAL, WELD, PRIME & PAINT TWO COATS. POST EXTENDERS OF SAME DIA TO BE INSET INTO GRANITE AFTER REBEDDING.
- WI2: REMOVE
- M: MASONRY SUBCONTRACTOR
- WI: WROUGHT IRON SUBCONTRACTOR



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PROSPECT HILL  
TOWER  
STABILIZATION

MUNROE STREET  
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CLEINT: CITY OF SOMERVILLE  
JOSEPH CURTATONE, MAYOR

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REVISIONS

DATE OF ISSUE  
NOVEMBER 14, 2014

SCALE  
3/16" = 1'-0" ON ORIGINAL  
0 2 4 8

PLANS

TBA PROJECT # 1210.1

A-1.0





KEY TO SCOPE NOTES:

- M1:

REMOVE, REBED & RESET STONES. ALL STONES TO BE REINSTALLED IN ORIGINAL LOCATION. WROUGHT IRON GRILLES TO BE REMOVED AND RESET WITH MORTAR IN STONE, IN ORIGINAL LOCATIONS.
- M:

MASONRY SUBCONTRACTOR
- M2:

EPOXY INJECTION TO CRACK.
- M3:

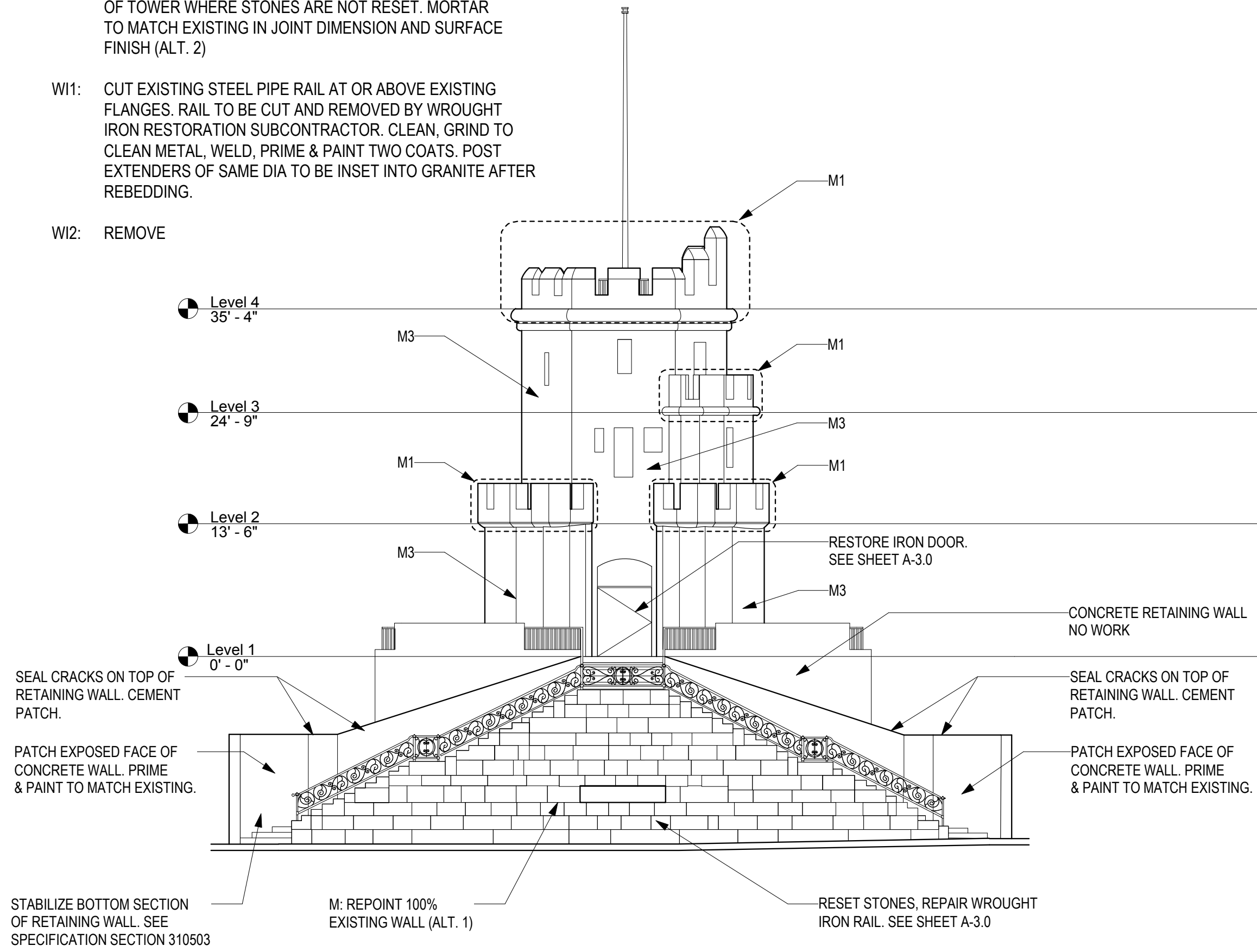
REPOINT ALL EXTERIOR STONE SURFACES, ALL FACES OF TOWER WHERE STONES ARE NOT RESET. MORTAR TO MATCH EXISTING IN JOINT DIMENSION AND SURFACE FINISH (ALT. 2)
- WI1:

CUT EXISTING STEEL PIPE RAIL AT OR ABOVE EXISTING FLANGES. RAIL TO BE CUT AND REMOVED BY WROUGHT IRON RESTORATION SUBCONTRACTOR. CLEAN, GRIND TO CLEAN METAL, WELD, PRIME & PAINT TWO COATS. POST EXTENDERS OF SAME DIA TO BE INSET INTO GRANITE AFTER REBEDDING.
- WI2:

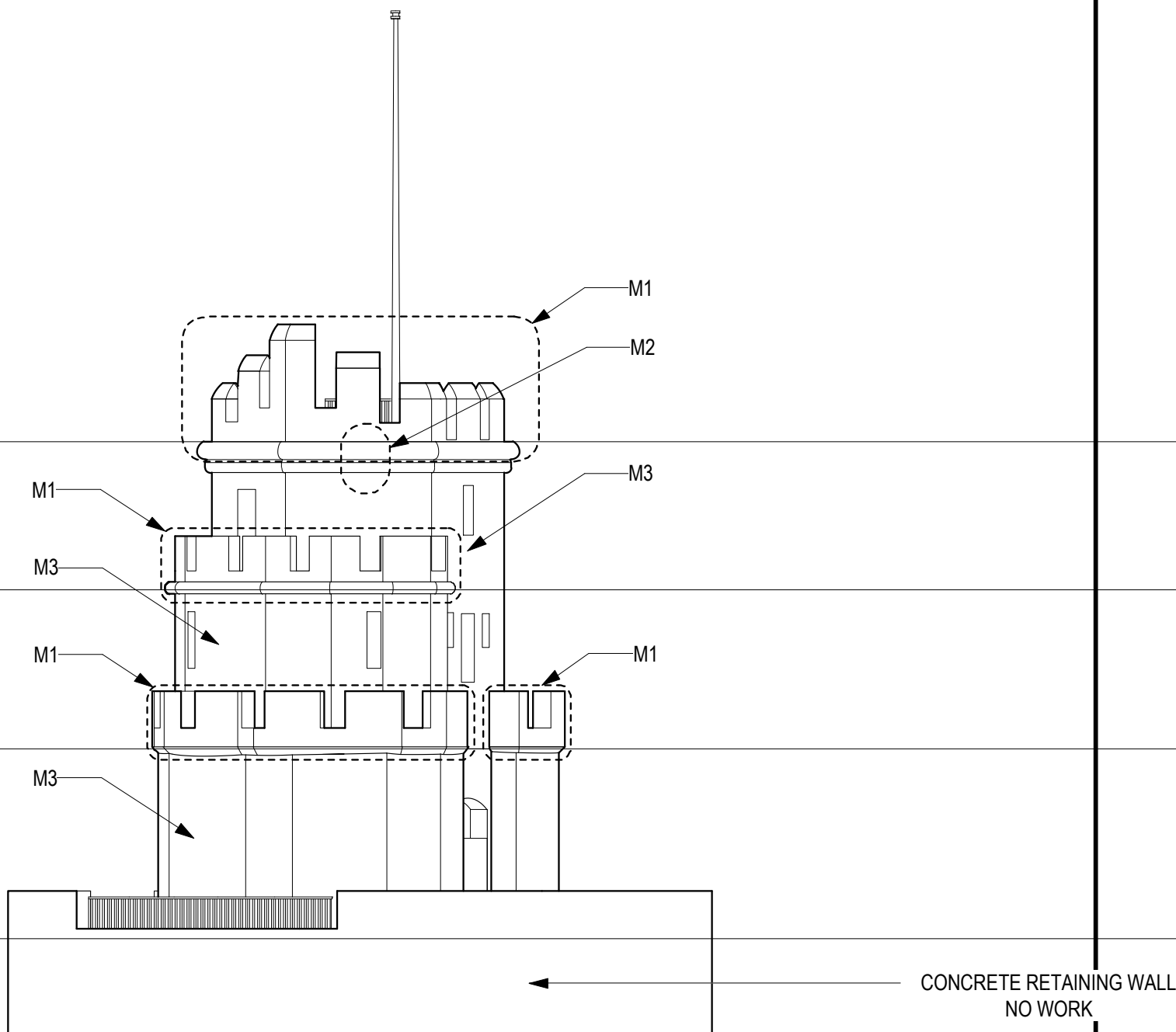
REMOVE
- W1:

MASONRY SUBCONTRACTOR
- W2:

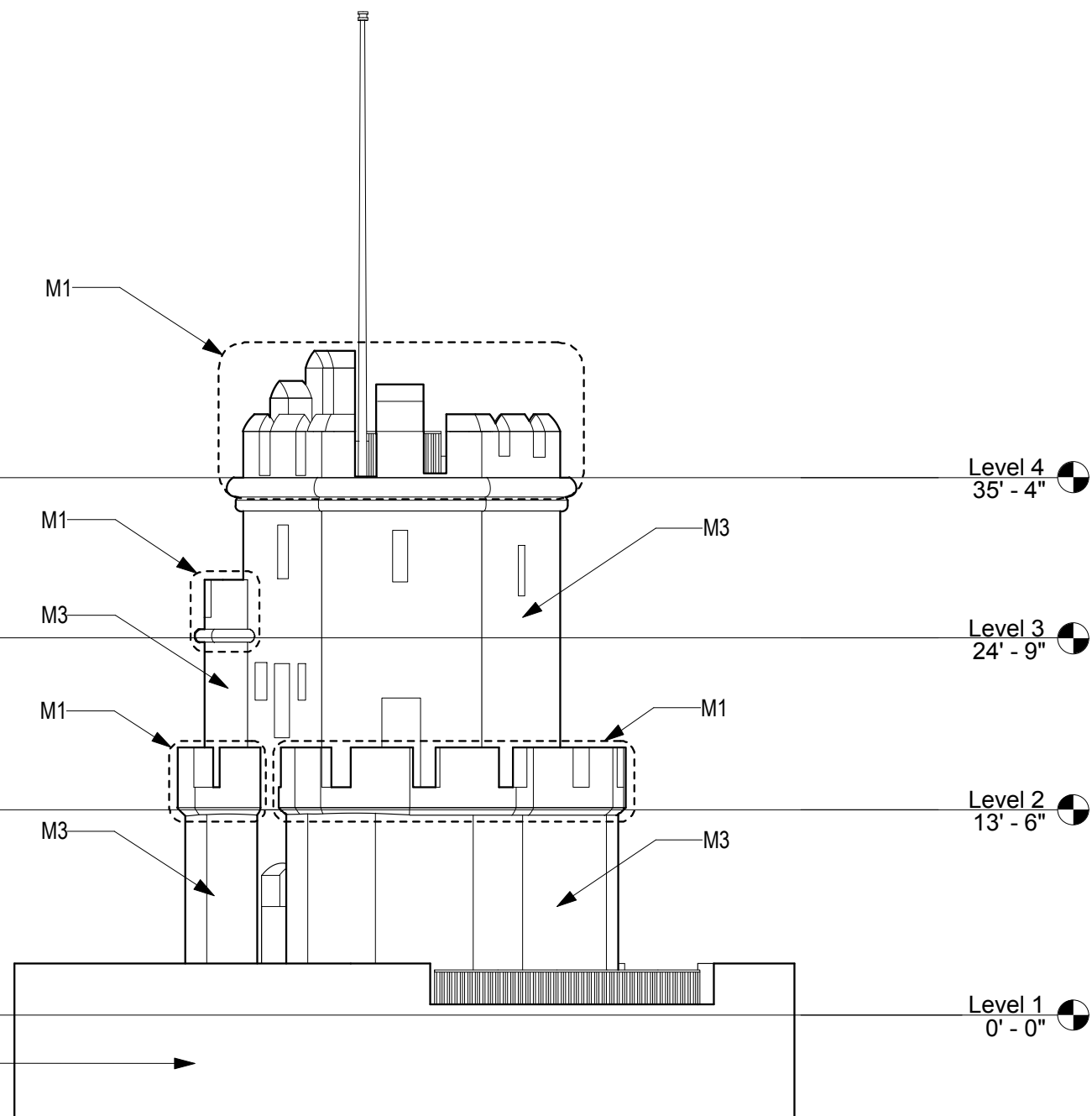
WROUGHT IRON RESTORATION SUBCONTRACTOR



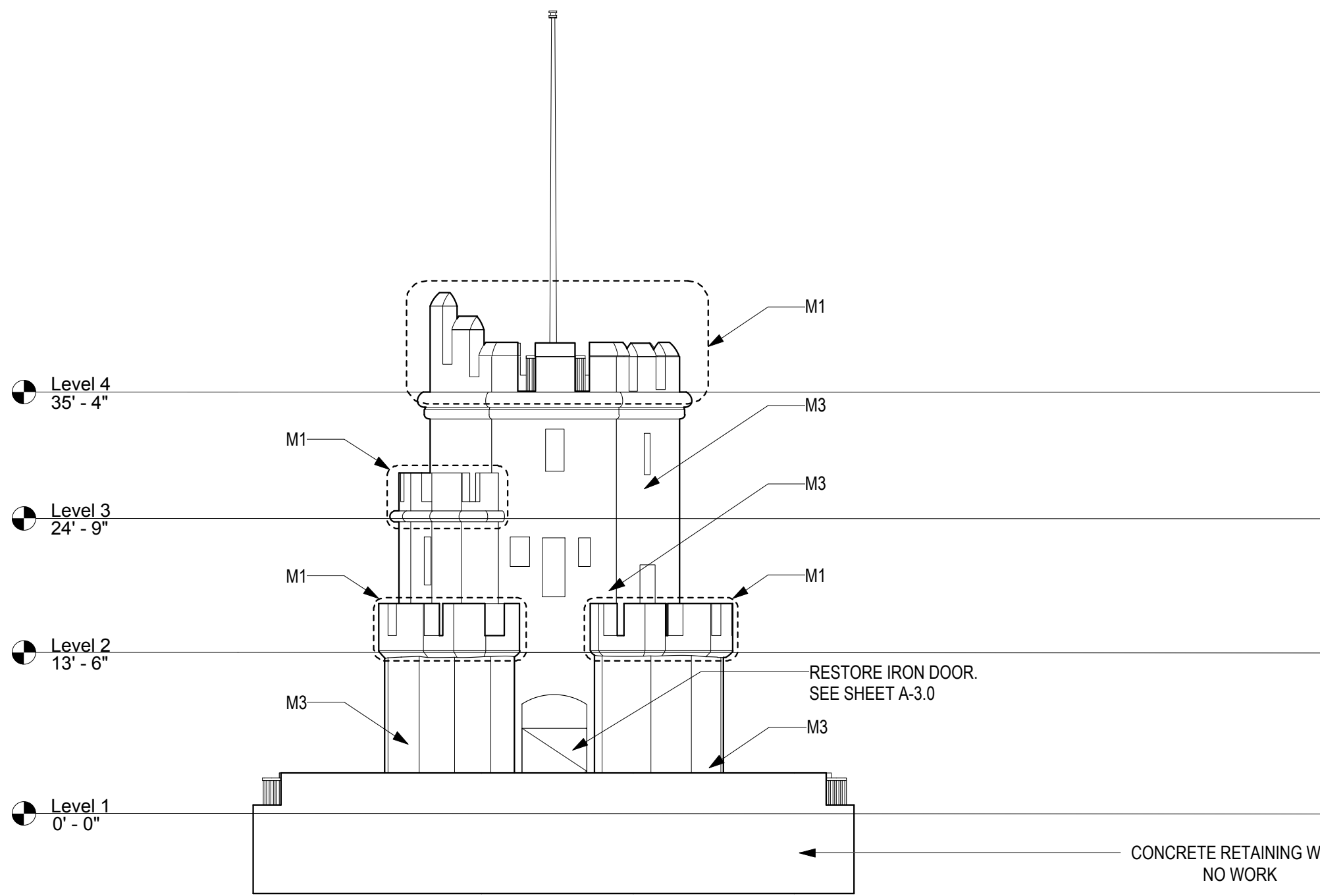
A SOUTH ELEVATION



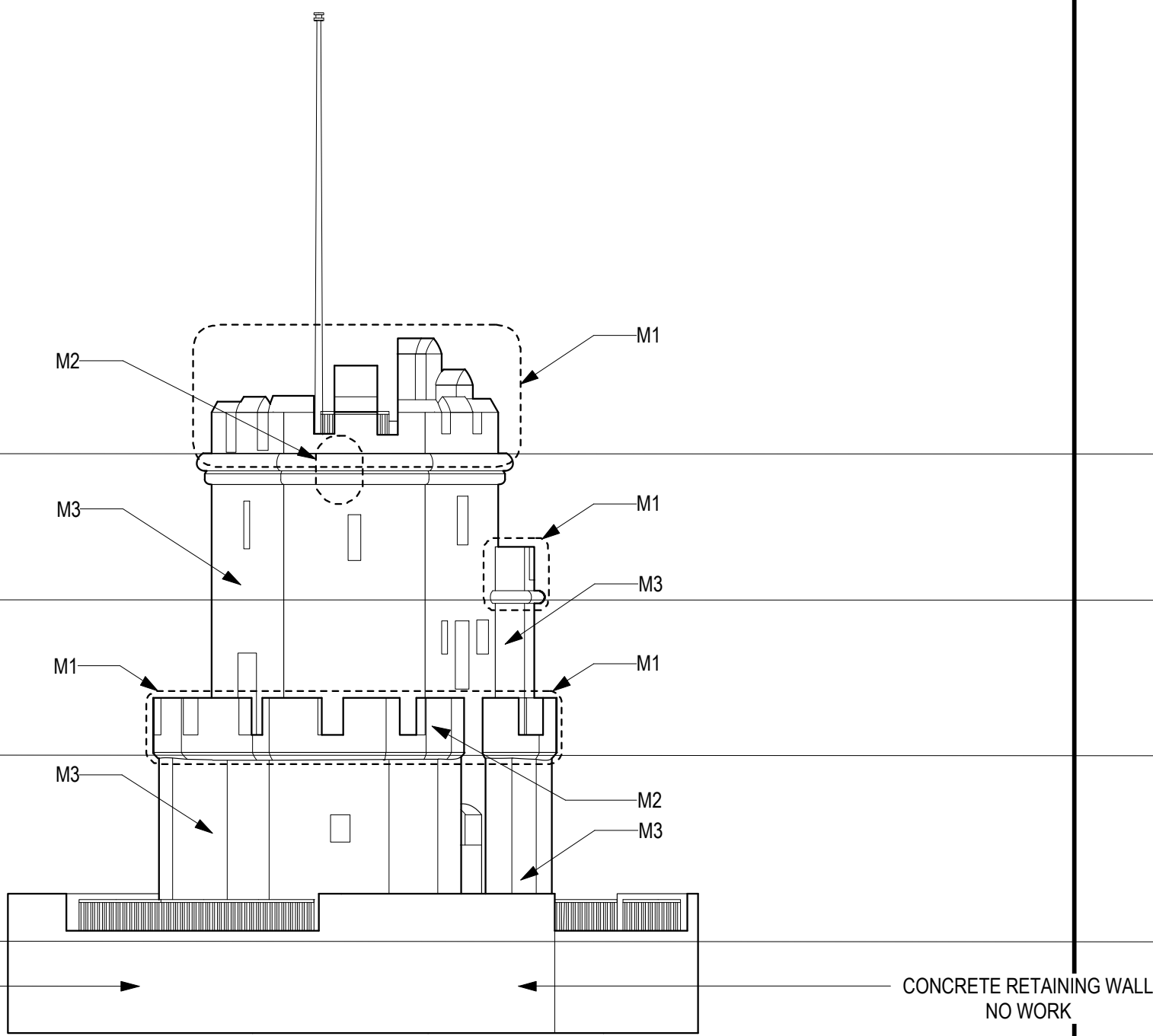
B SOUTH EAST ELEVATION



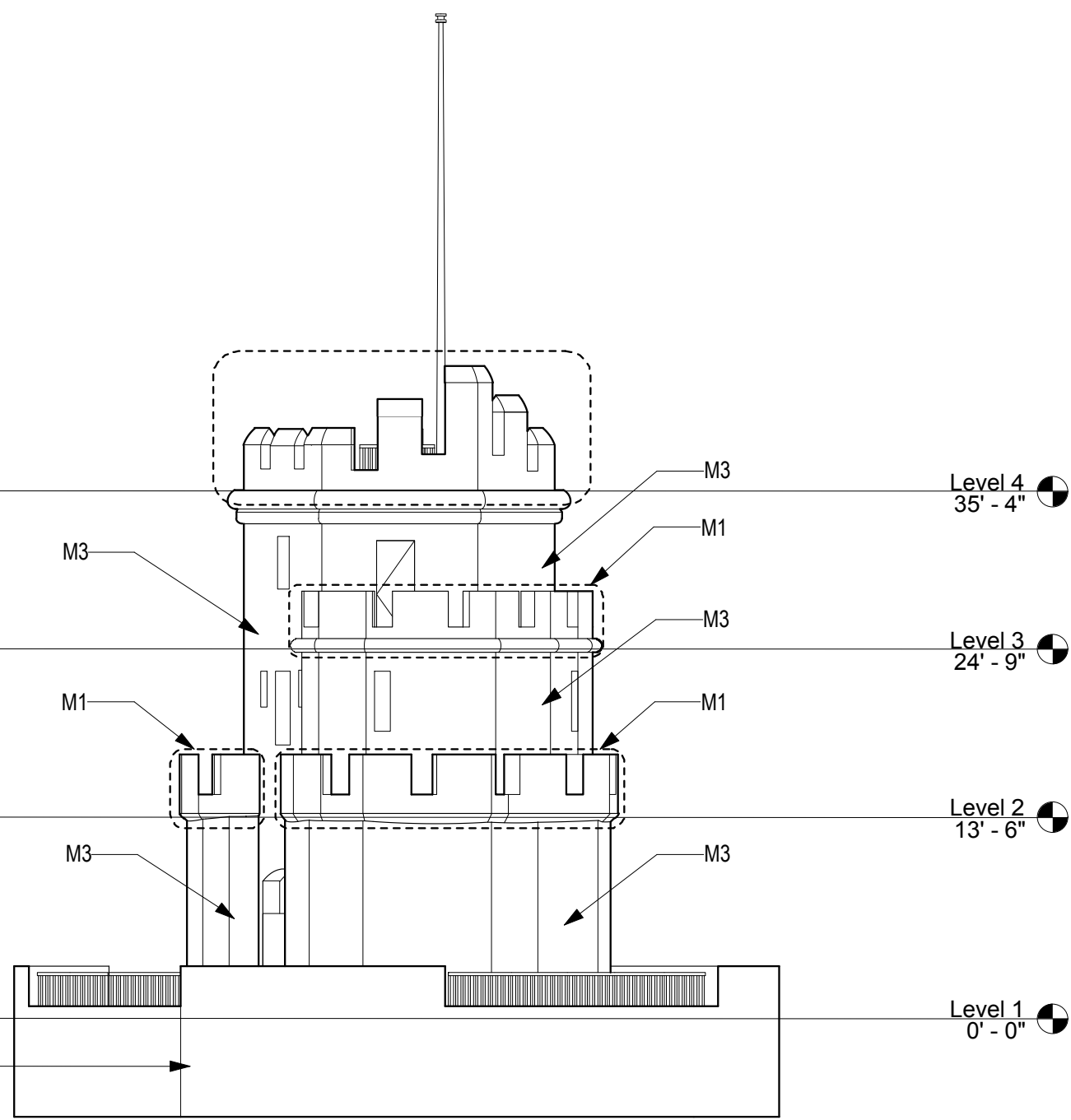
C NORTH EAST ELEVATION



D NORTH ELEVATION



E NORTH WEST ELEVATION



F SOUTH WEST ELEVATION

PROSPECT HILL  
TOWER  
STABILIZATION

MUNROE STREET  
SOMERVILLE, MA

CLEINT: CITY OF SOMERVILLE  
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SCALE  
3/32" = 1'-0" ON ORIGINAL  
0 12 4 8

TOWER ELEVATIONS

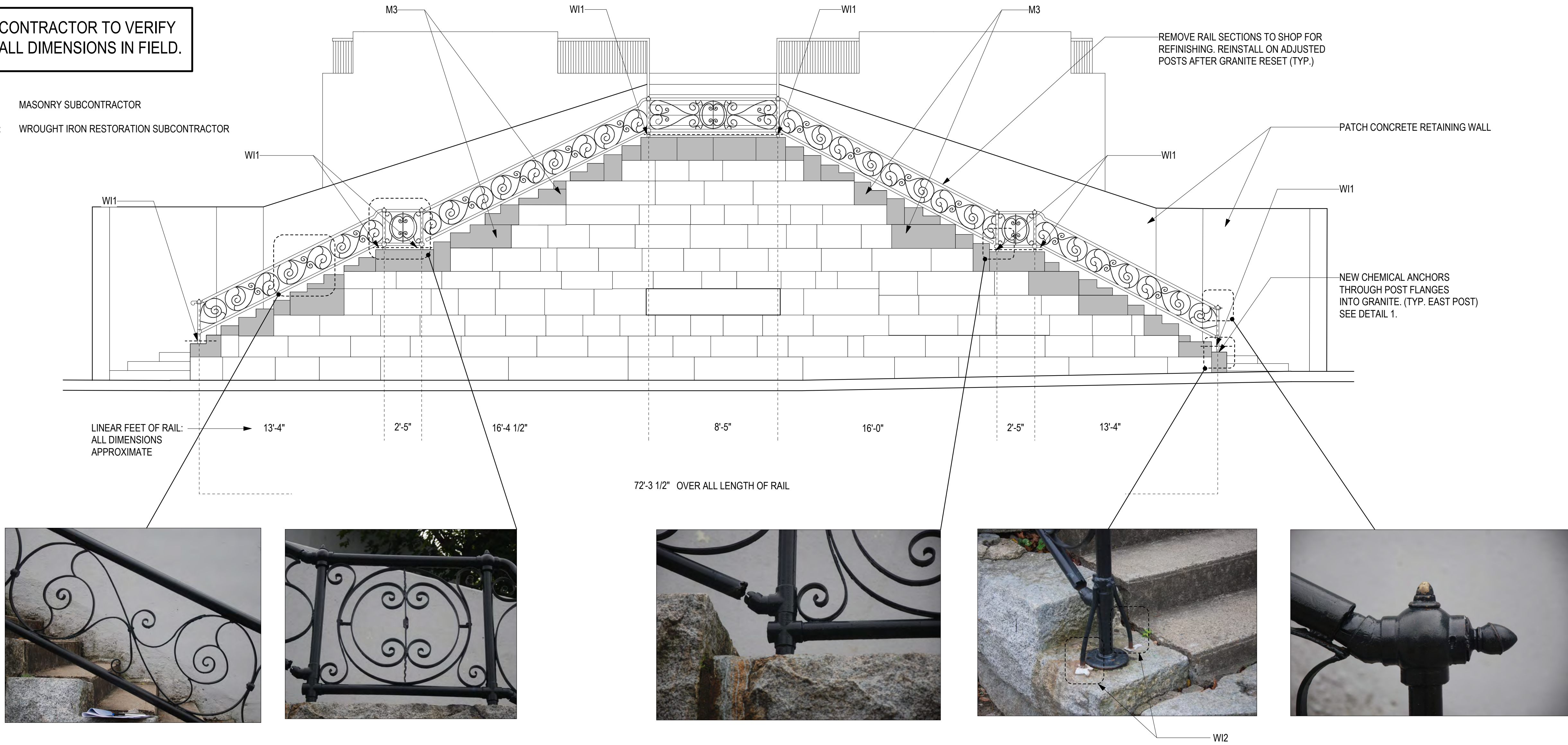
TBA PROJECT # 1210.1

A-2.0



CONTRACTOR TO VERIFY  
ALL DIMENSIONS IN FIELD.

M: MASONRY SUBCONTRACTOR  
WI: WROUGHT IRON RESTORATION SUBCONTRACTOR

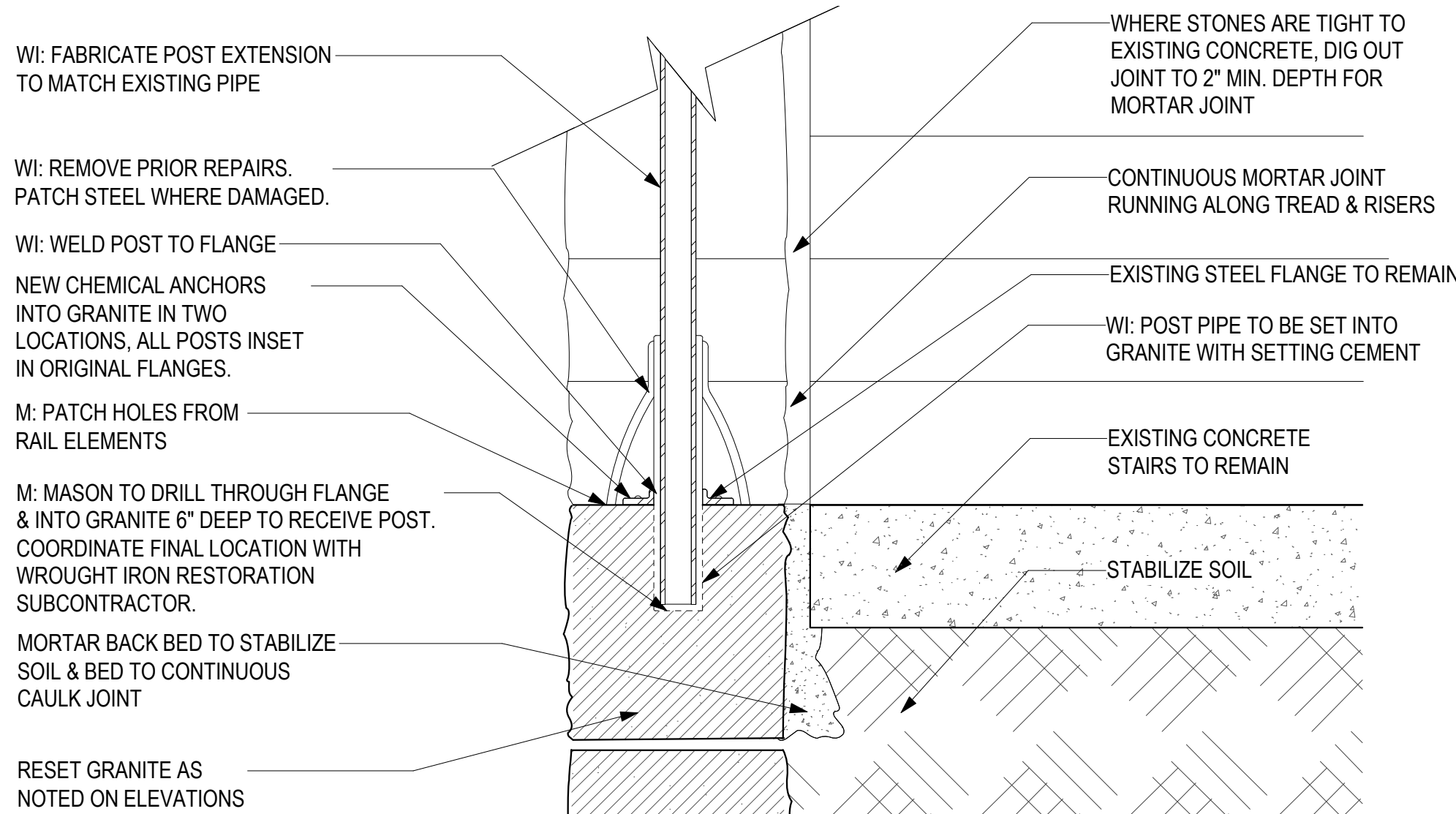


KEY TO SCOPE NOTES:

- M1: REMOVE, REBED & RESET STONES. ALL STONES TO BE REINSTALLED IN ORIGINAL LOCATION. WROUGHT IRON GRILLES TO BE REMOVED AND RESET WITH MORTAR IN STONE, IN ORIGINAL LOCATIONS.
- M2: EPOXY INJECTION TO CRACK.
- M3: REPOINT ALL EXTERIOR STONE SURFACES, ALL FACES OF TOWER WHERE STONES ARE NOT RESET. MORTAR TO MATCH EXISTING IN JOINT DIMENSION AND SURFACE FINISH (ALT. 2)
- WI1: CUT EXISTING STEEL PIPE RAIL AT OR ABOVE EXISTING FLANGES. RAIL TO BE CUT AND REMOVED BY WROUGHT IRON RESTORATION SUBCONTRACTOR. CLEAN, GRIND TO CLEAN METAL, WELD, PRIME & PAINT TWO COATS. POST EXTENDERS OF SAME DIA TO BE INSET INTO GRANITE AFTER REBEDDING.
- WI2: REMOVE

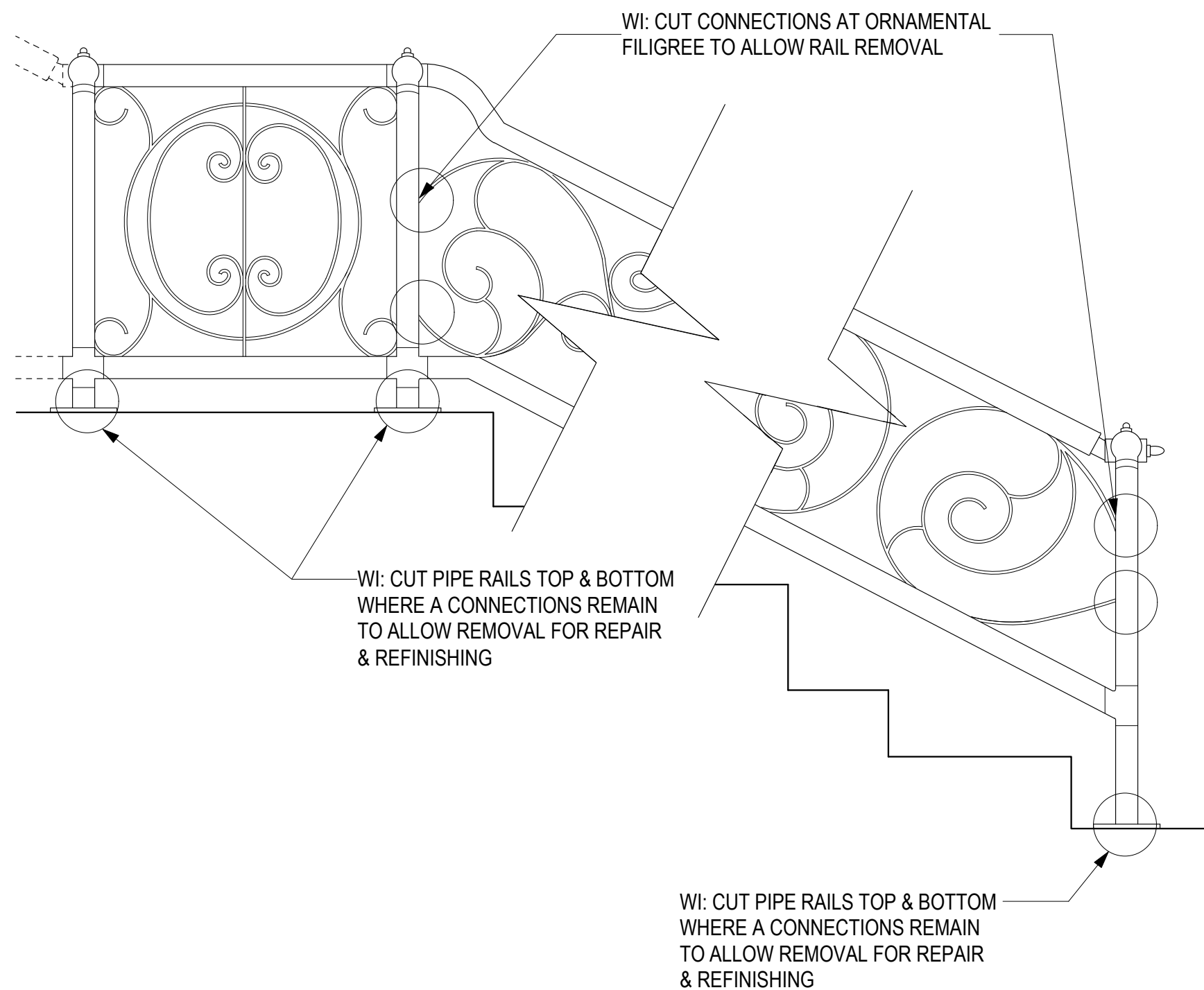


A FRONT STAIRWAY ELEVATION SCALE 1/4"=1'-0" 0 1 2 4 6

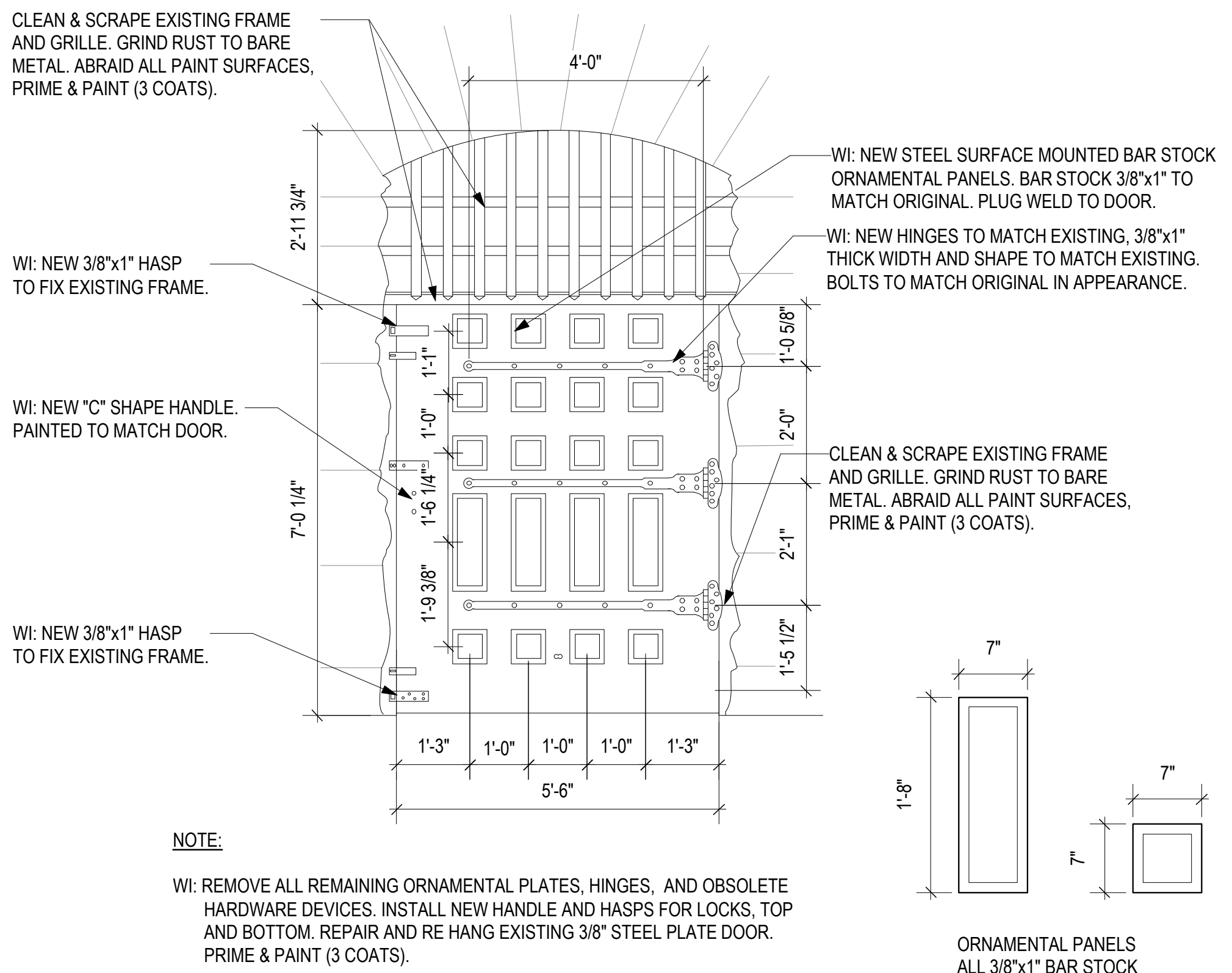


NOTE:

- M: POSITION RAILING POSTS PLUMB AND ALIGN WITH ALL OTHER RAILING POSTS (TYP.)
- M: FILL A CONTINUOUS MORTAR JOINT BETWEEN ALL GRANITE & CONCRETE STAIRS. VERTICAL & HORIZONTAL JOINTS TO BE CONTINUOUS.
- M: WHERE STONES ARE TIGHT TO EXISTING CONCRETE, DIG OUT JOINT TO 2" MIN. DEPTH FOR CONTINUOUS MORTAR JOINT.



2 FRONT STAIRWAY RAILING SCALE 1"=1'-0" 0 1 2



3 FRONT ENTRY WAY SCALE 1/2"=1'-0" 0 1 2 4

1 MASONRY DETAIL SCALE 1 1/2"=1'-0" 0 1 2



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REVISIONS

DATE OF ISSUE  
NOVEMBER 14, 2014

SCALE

AS NOTED

STREET STAIR &  
RAIL ELEVATIONS &  
DETAILS

TBA PROJECT # 1210.1

A-3.0



KEY TO SCOPE NOTES:

M1: REMOVE, REBED & RESET STONES. ALL STONES TO BE REINSTALLED IN ORIGINAL LOCATION. WROUGHT IRON GRILLES TO BE REMOVED AND RESET WITH MORTAR IN STONE, IN ORIGINAL LOCATIONS.

M2: EPOXY INJECTION TO CRACK.

M3: REPOINT ALL EXTERIOR STONE SURFACES, ALL FACES OF TOWER WHERE STONES ARE NOT RESET. MORTAR TO MATCH EXISTING IN JOINT DIMENSION AND SURFACE FINISH (ALT. 2)

WI1: CUT EXISTING STEEL PIPE RAIL AT OR ABOVE EXISTING FLANGES. RAIL TO BE CUT AND REMOVED BY WROUGHT IRON RESTORATION SUBCONTRACTOR. CLEAN, GRIND TO CLEAN METAL, WELD, PRIME & PAINT TWO COATS. POST EXTENDERS OF SAME DIA TO BE INSET INTO GRANITE AFTER REBEDDING.

WI2: REMOVE

M: MASONRY SUBCONTRACTOR

WI: WROUGHT IRON SUBCONTRACTOR

WI: REMOVE EXISTING RAIL. SANDBLAST TO BARE METAL. PRIME & PAINT

REMOVE & REINSTALL RAIL BASE PLATE ON NEW SLAB.

M2

RESTORE STRUCTURAL INTEGRITY TO RAILING (ROUND TO PLATE)

Level 3  
24' - 9"

Level 2  
13' - 6"

EXISTING PLATE, STEEL STAIRS, POSTS & RAIL TO BE SCRAPPED, PRIMED & PAINTED.

Level 1  
0' - 0"

WI: RESTORED RAIL TO BE FIELD WELDED ON REINSTALLATION. GRIND SMOOTH, PRIME & PAINT (3 COATS).

STEEL & STAIR SUPPORT BETWEEN WF STRUCTURE & UNDERSIDE OF STAIR PLATFORM

NEW C.I FLOOR DRAIN & 4" STACK SECTION, NESTED INTO EXISTING C.I STACK APPROX. 27 INCHES FROM BOTTOM OF SLAB.

WI: EXISTING SPIRAL STAIR & RAIL (14 RISERS) TO REMAIN IN PLACE. MECHANICALLY SCRAPE & GRIND TO REMOVE LOOSE & FLAKING PAINT, ELIMINATE ALL RUST, PRIME & PAINT

WI: EXISTING SPIRAL STAIR & RAIL (15 RISERS) TO REMAIN IN PLACE. MECHANICALLY SCRAPE & GRIND TO REMOVE LOOSE & FLAKING PAINT, ELIMINATE ALL RUST, PRIME & PAINT

EXISTING C.I FLOOR DRAIN STACK

RESECURE EXISTING RAILING TO STONE WALL. RESTORE STRUCTURAL INTEGRITY TO RAIL. SCRAPE OR GRIND TO BARE METAL AT REPAIR. REMOVE LOOSE & FLAKING PAINT, ABRASE TO RECEIVE NEW PAINT. PRIME & PAINT RAIL AND STAIR

APPROACH STAIR & RAIL NO WORK

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. GRIND WHERE GALVANIZED FOR WELD.
3. EXPOSED STEEL & FILLET WITH ZRC.
4. EPOXY ANCHORS IN TO CONCRETE

MODIFY PLATE TO FIT STAIR AND RAIL AS REQUIRED

CONTINUOUS WELD BETWEEN PLATE AND PIPE SLEEVE AND BETWEEN PLATE SECTIONS

MODIFY PLATE TO FIT STAIR AND RAIL AS REQUIRED

WHERE BOLT SITS ABOVE I BEAM, WELD 1/2" THREADED ROD TO TOP OF I BEAM. PATCH CONCRETE. SECURE WITH GALVANIZED WASHER & NUT.

REUSE EXISTING 12" X 12" X 1/2" GALVANIZED STEEL PLATE

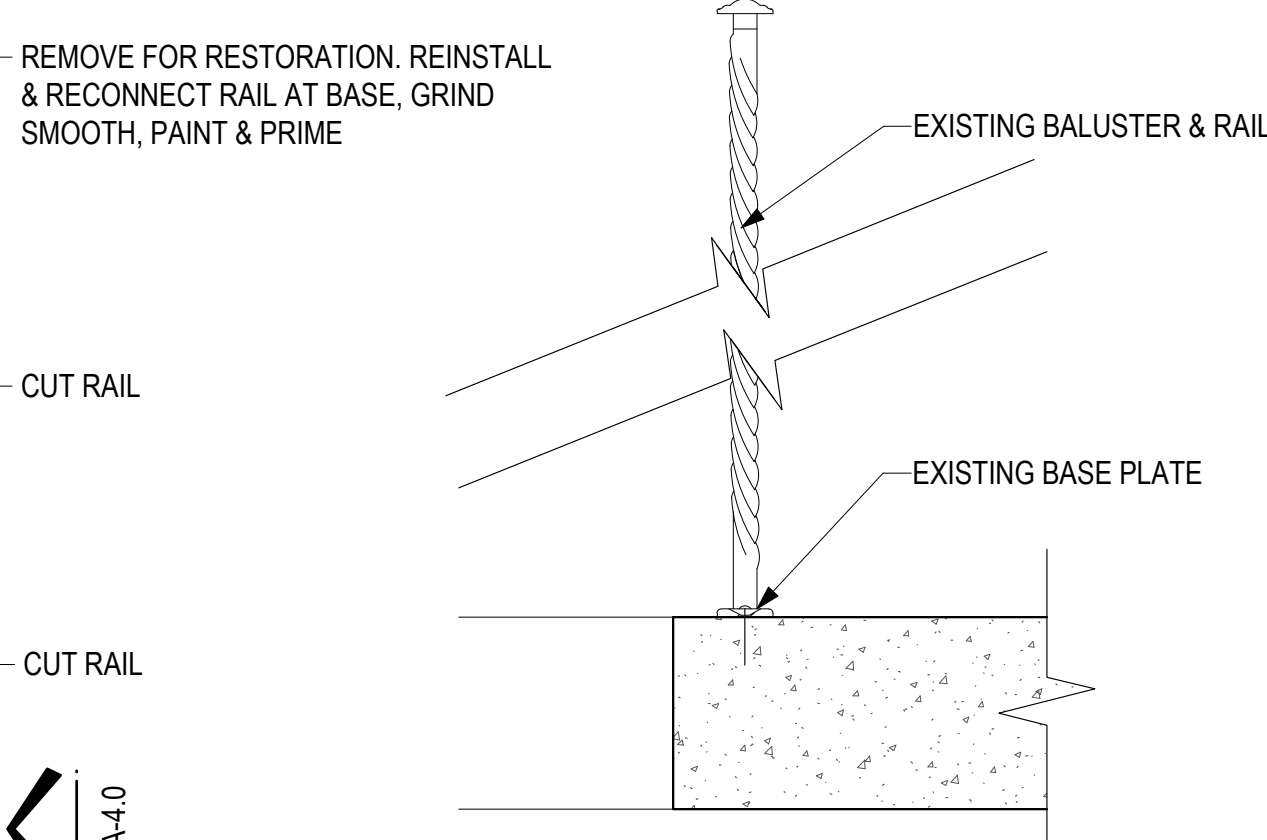
NOTE:

UPPER DECK PLATE TO BE WELDED TO NEW SLEEVE PIPE.

CITY TO REMOVE FLAGPOLE TO ACCOMODATE WORK.

CONTRACTOR TO REMOVE ALL FLAGPOLE ATTACHMENT DEVICES AND REINSTALL IN NEW WORK.

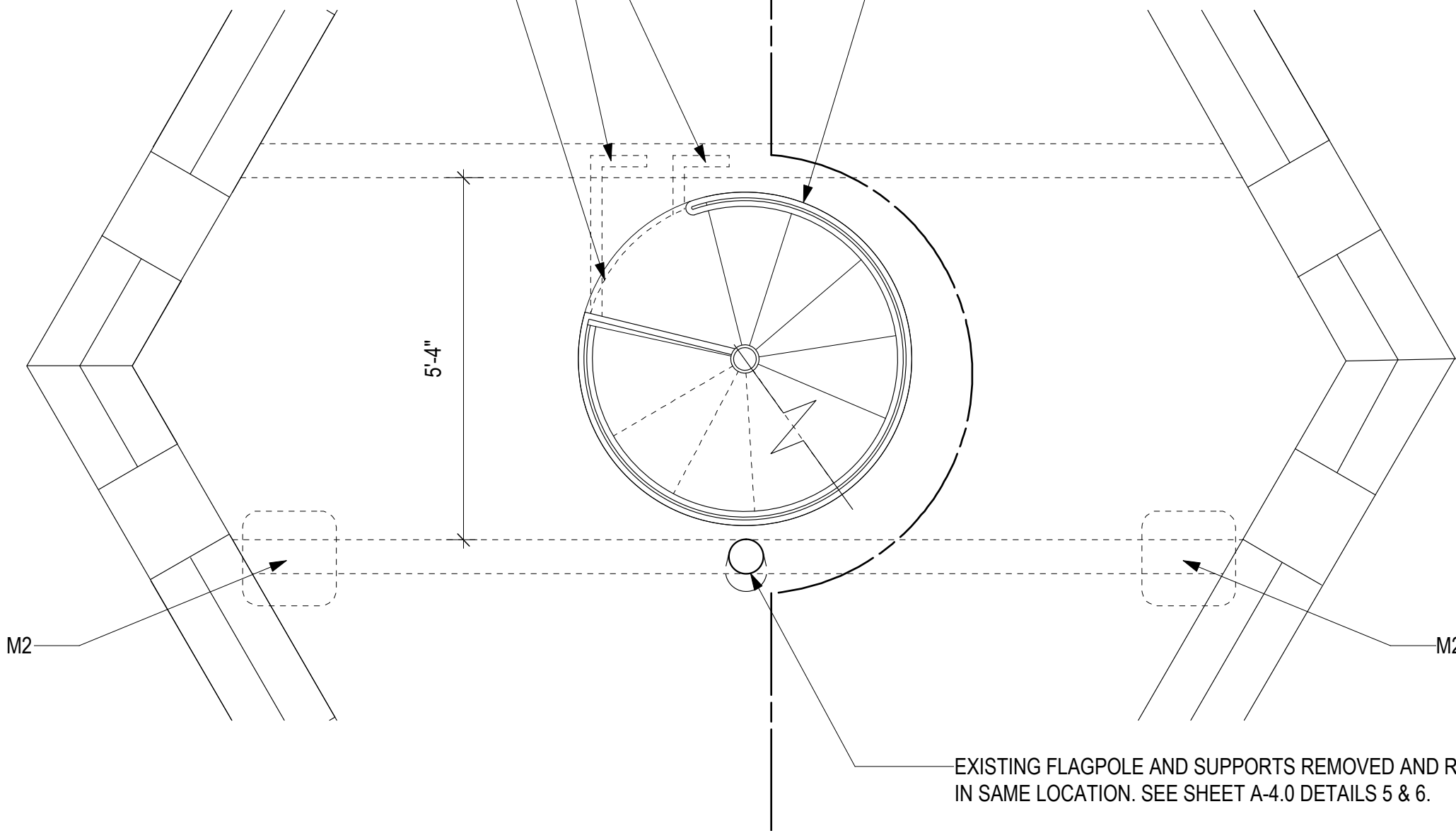
5 FLAGPOLE AXON DETAIL



EXISTING TOP RAIL, BALUSTERS & BASE PLATE TO BE CUT FROM STAIR RAIL & PLATFORM, REMOVED BY WI SUBCONTRACTOR. SANDBLASTED, REFINISHED & REINSTALLED AFTER CONCRETE DECK IS REPLACED

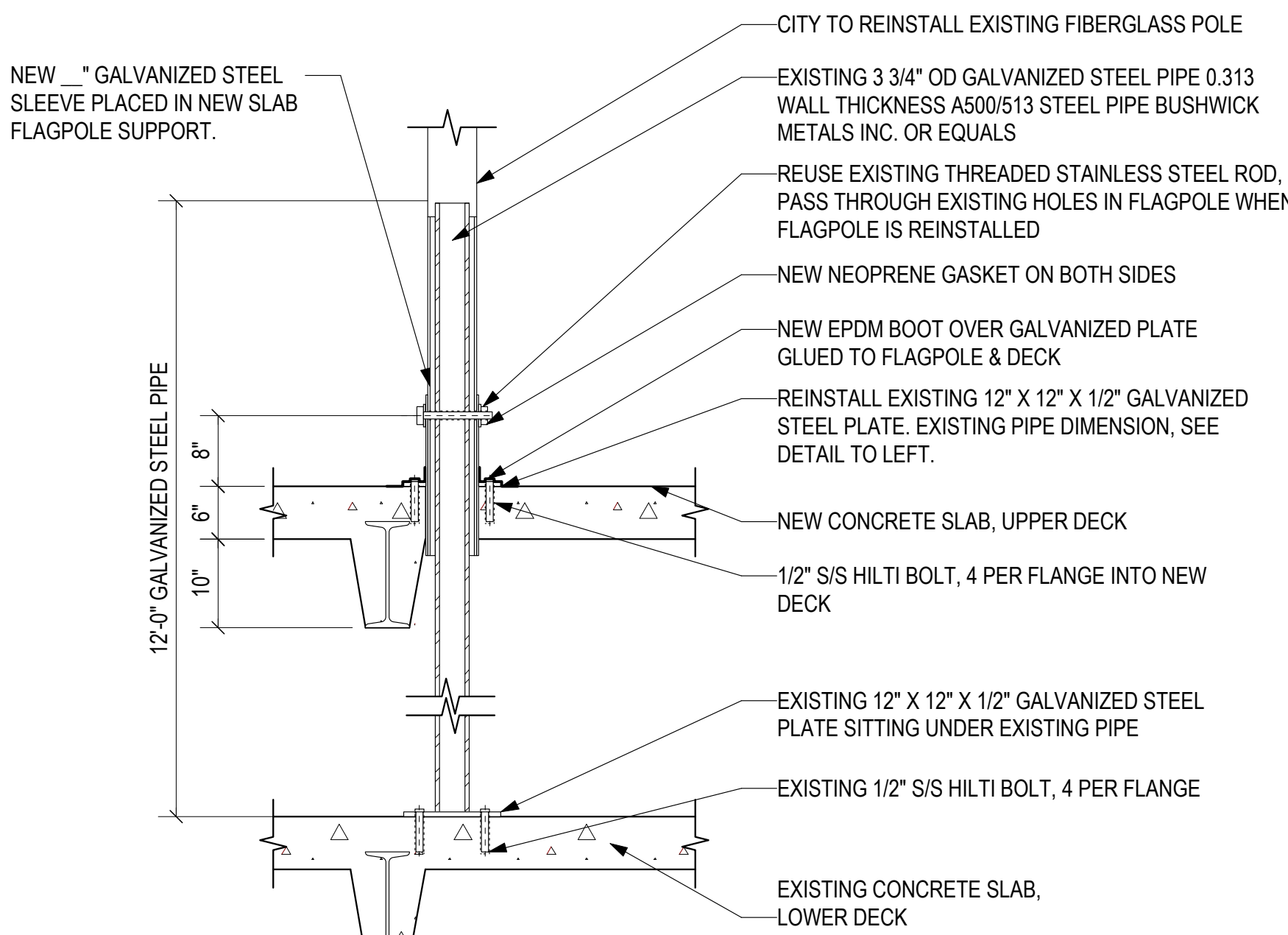
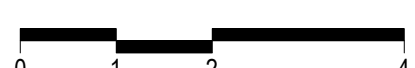
REMOVE & REPLACE EXISTING STEEL STAIR SUPPORT WELDED TO WEB OF NEW STEEL WF CONNECTED TO UNDERSIDE OF STAIR PLATFORM. PRIME & PAINT.

EDGE OF CONCRETE SLAB 52" DIAMETER. CONTRACTOR TO VERIFY IN FIELD.



4 LEVEL FOUR ENLARGED PLAN

SCALE 1/2"=1'-0"



6 FLAGPOLE SECTION DETAIL



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PROSPECT HILL  
TOWER  
STABILIZATION

MUNROE STREET  
SOMERVILLE, MA

CLIENT: CITY OF SOMERVILLE  
JOSEPH CURTATONE, MAYOR

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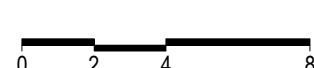
TOWER SECTION

TBA PROJECT # 1210.1

A-4.0

A ILLUSTRATIVE TOWER

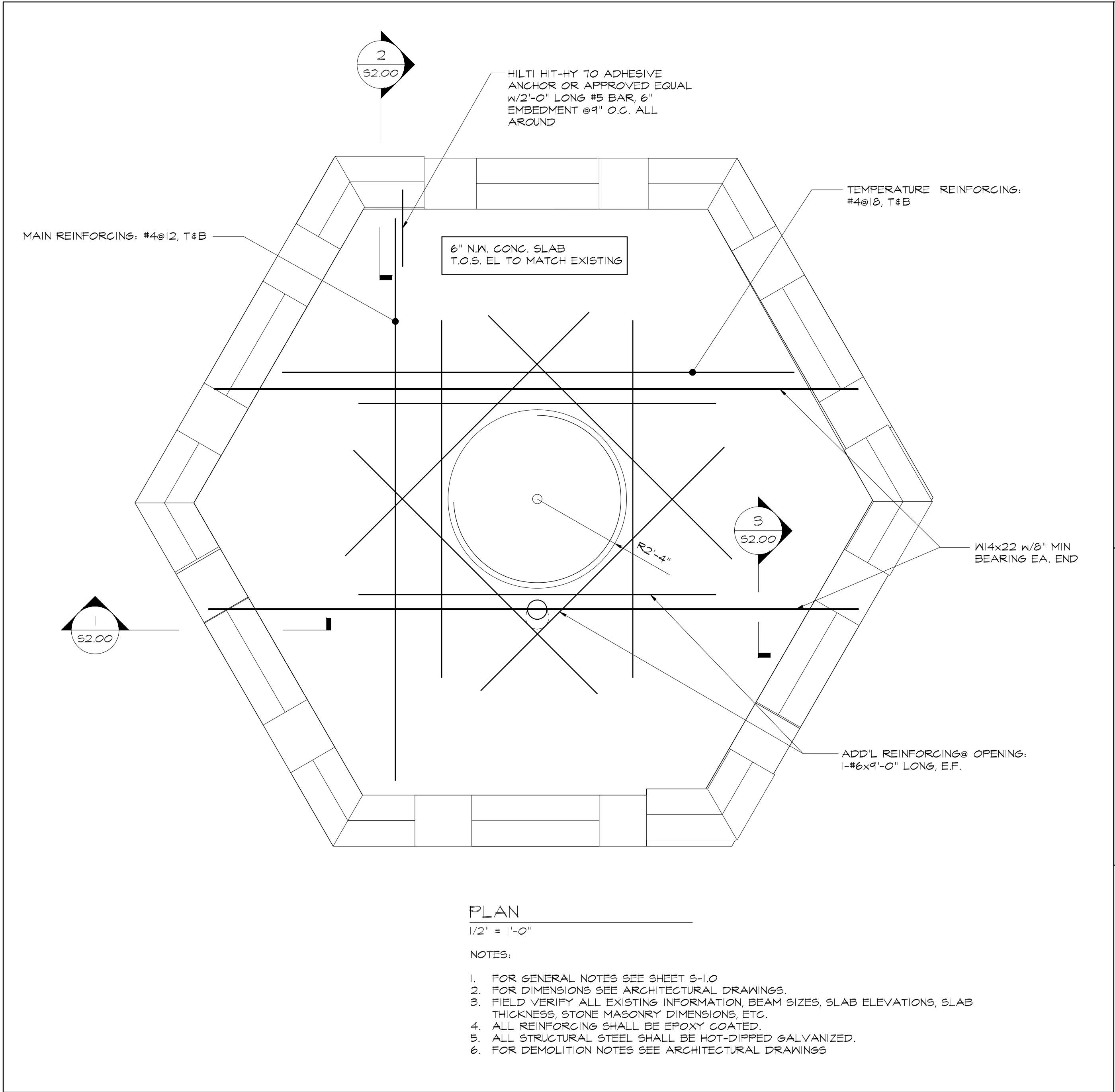
SCALE 3/16"=1'-0"





# S-1.0



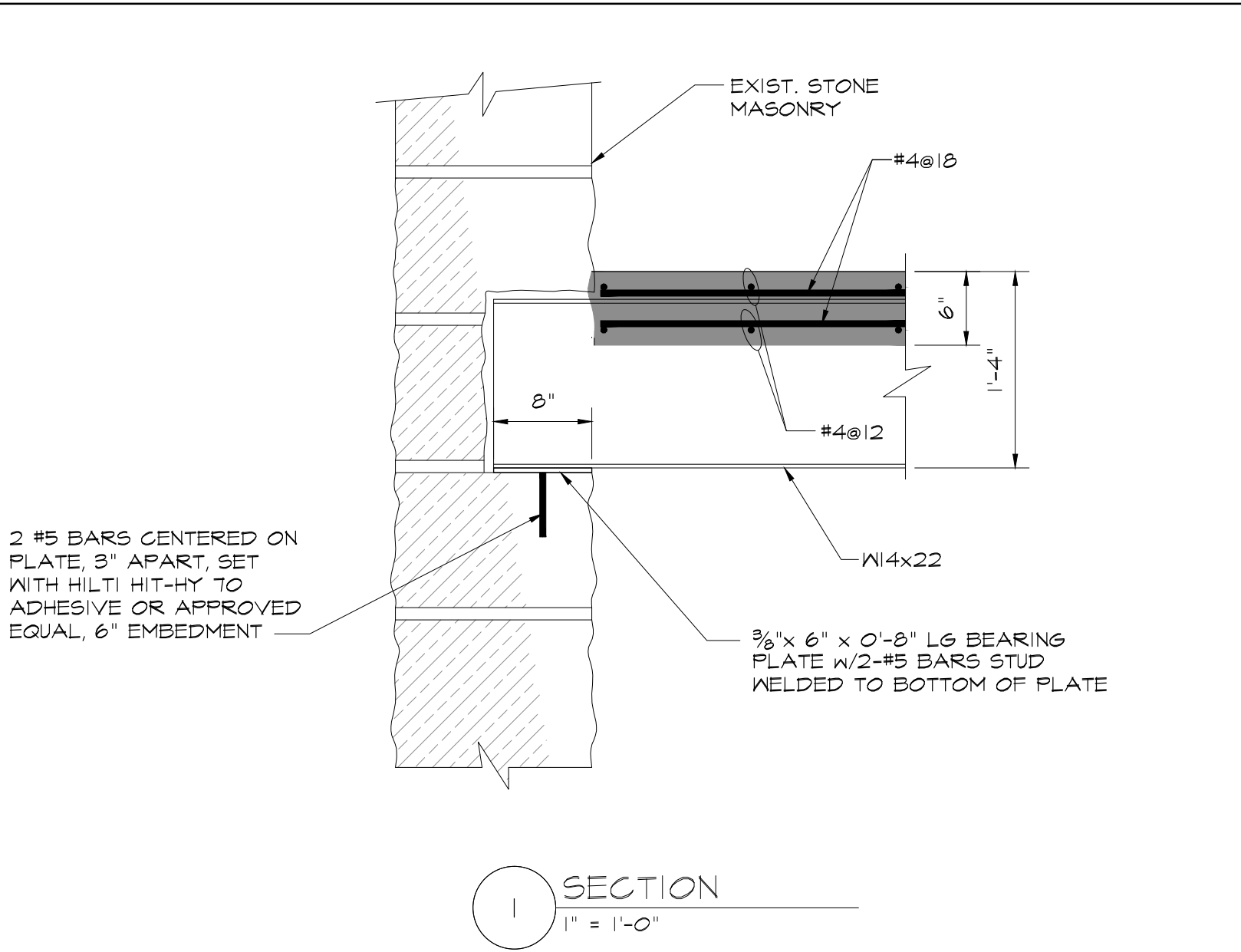


PLAN

1/2" = 1'-0"

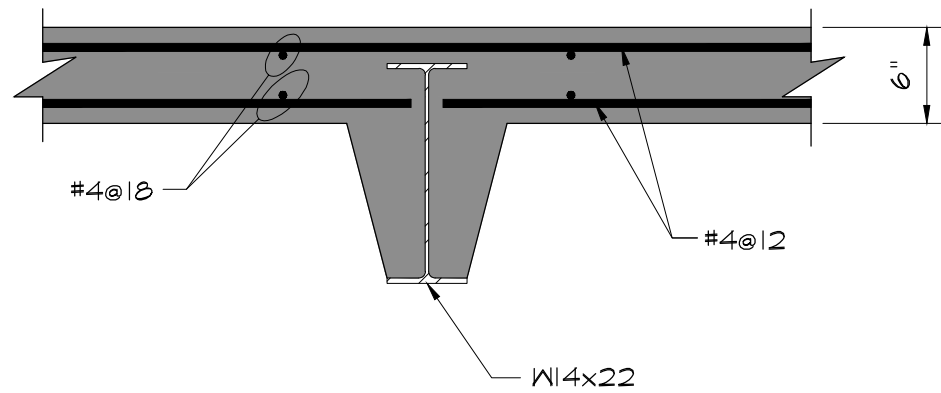
NOTES:

1. FOR GENERAL NOTES SEE SHEET S-1.0
2. FOR DIMENSIONS SEE ARCHITECTURAL DRAWINGS.
3. FIELD VERIFY ALL EXISTING INFORMATION, BEAM SIZES, SLAB ELEVATIONS, SLAB THICKNESS, STONE MASONRY DIMENSIONS, ETC.
4. ALL REINFORCING SHALL BE EPOXY COATED.
5. ALL STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED.
6. FOR DEMOLITION NOTES SEE ARCHITECTURAL DRAWINGS



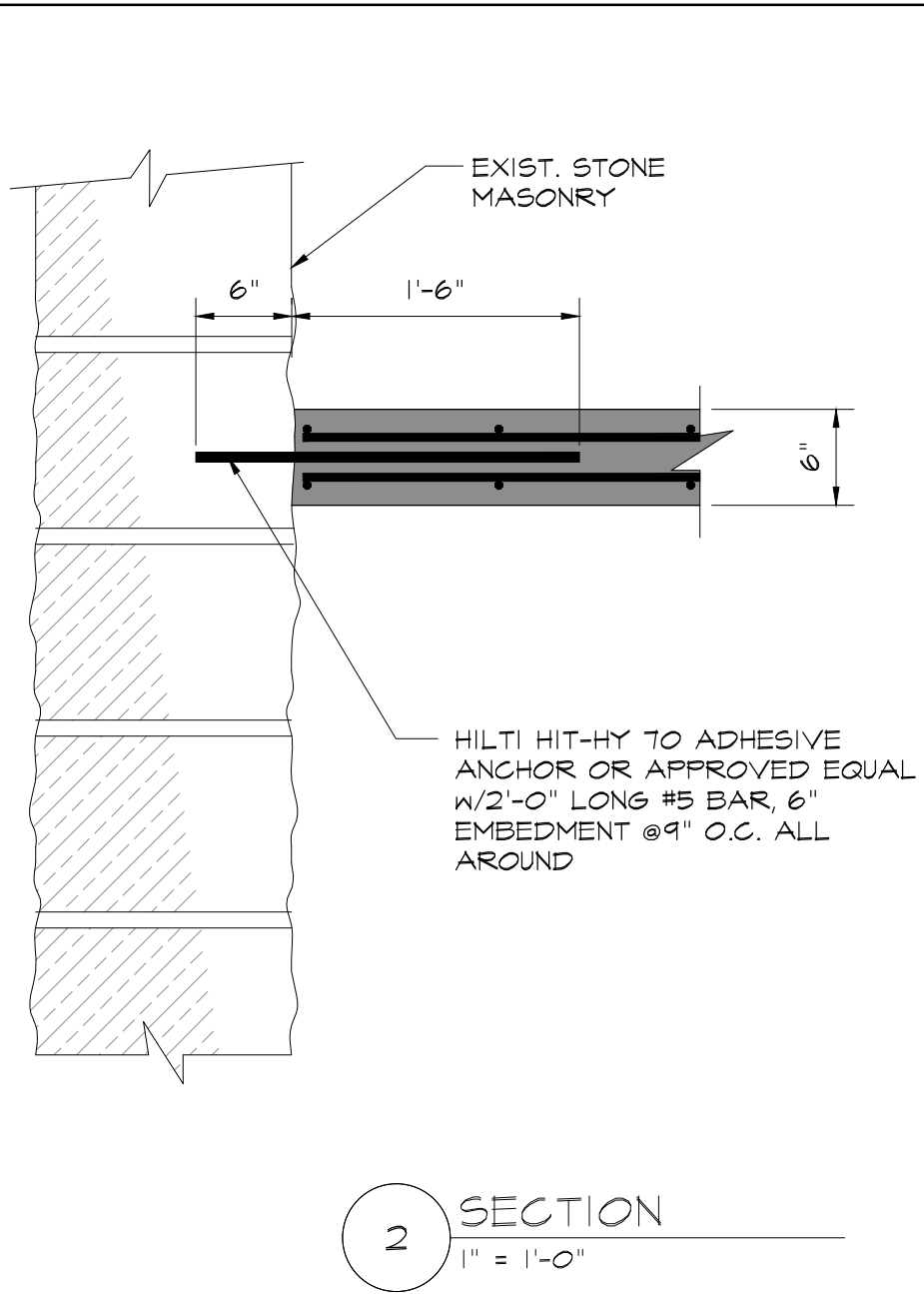
SECTION

1" = 1'-0"



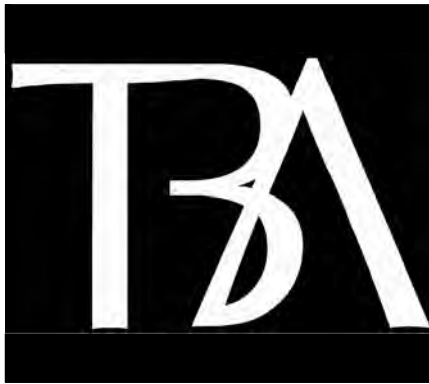
SECTION

1" = 1'-0"



SECTION

1" = 1'-0"



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PROSPECT HILL  
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LEVEL FOUR PLAN  
AND SECTIONS

TBA PROJECT # 1210.1

S-2.0