



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY22 FUNDING CYCLE
APPLICATION COVER PAGE**

1. PROJECT INFORMATION

PROJECT NAME: Grace Baptist Church
 PROJECT LOCATION: 59 Cross Street, Somerville, MA 02145
 LEGAL PROPERTY OWNER OF RECORD: Somerville Hispanic Association for Community Development (SHA4CD)
 ONE SENTENCE DESCRIPTION OF PROJECT: Create new exterior accessible entry into lower level via a new sloping sidewalk; raise lower level to create one uniform floor & add foundation for future accessible elevator.

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation			✓	
Support				
Rehabilitation/ Restoration			✓	

ESTIMATED START DATE: April 15, 2022

ESTIMATED COMPLETION DATE: July 15, 2022

CPA FUNDING REQUEST: \$494,110.50

TOTAL BUDGET FOR PROJECT: \$494,110.50

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: Somerville Hispanic Association for Community Development (SHA4CD)
 CO-APPLICATION NAME / ORGANIZATION: N/A
 CONTACT PERSON: Salvador Demallistre
 MAILING ADDRESS: 59 Cross Street, Somerville, MA 02145
 PHONE: (781) 244-7324 EMAIL: sdemallistre@sha4cd.org

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) Salvador Demallistre Signature [Signature] Date 9/13/2021

Name (printed) John Hecker (Architect) Signature [Signature] Date 9/13/2021



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MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING CYCLE 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 in instruction packet)
- Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- Grant and Trust Funds Disclosure Form (form provided)
- Campaign Contribution Mandatory Disclosure and Certification Form (form provided- only needed if requesting \$50,000 or more in CPA funds)
- Ordinance to Safeguard Vulnerable Road Users Acknowledgement (form provided)

FINANCIAL:

- Budget Summary (form provided- construction projects must include cost for permanent CPA dedication sign)
- Itemized budget of all project costs, including the proposed source for each cost
- Three 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. If providing bank statements, please redact identifying information such as account numbers.

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
- City has signed on as a co-applicant for community projects proposed on City land.
- Certificates of Good Standing from the [City](#) and the [State](#), 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 (REQUIRED):

- Letter of Approval from the Historic Preservation Commission

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; SUBMIT DIGITAL COPIES ONLY)

- Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).

City of Somerville, Massachusetts
Community Preservation Committee
FY22 Funding Cycle
September 13, 2021

Application Narrative

Project Description

1. Project Location:

Somerville Hispanic Association for Community Development
59 Cross Street
Somerville, MA 02145

The property is the former Grace Baptist Church, which was constructed in 1892 and is listed by the Massachusetts Historical Commission as a contributing historic resource to the *“Somerville Single Building Local Historic District.”*

2. Project Benefits:

The property is heavily used by the surrounding community and largely functions as a community social service center. Services include a day care center, a homeless shelter for single mothers, a food pantry, the providing of clothes, books and toys to children, and a venue for social activities for residents of the surrounding community.

The Mission of the Somerville Hispanic Association *“is to provide supportive services to our diverse and cultural Somerville Community and neighborhood. We are committed in developing programs that build strong kids, strong families, and strong communities.”*

The Romanesque Revival building is a landmark for the community and has a strong, visual street presence. The two, tall, brick masonry towers are visible markers for the neighborhood.

It is vital for the various roofs and related flashing and gutters of the building to be durable and intact. Weather-resistant roof surfaces protect the historic structure and guarantee the continued use of the building as a community center providing essential services. Previous CPA and MHC grants have been used to restore and/or replace various roof components.

It is also important to provide accessibility to the building’s main entrances. Currently, individuals with disabilities find it very difficult, or impossible, to navigate the current steep grades and stairs that lead to the various building entries.

The existing main entry doors are difficult to close and lock, due to the deteriorated condition of the doors, doorframes and related hardware. This security situation puts the residents and users of the building at risk. A new door and doorframe, with all required hardware, is required at the proposed, new accessible entry door to the lower level.

3. Conformance with CPC Priorities:

As a designated and listed historic resource, this building incorporates much embodied energy originally used in the production of its brick exterior walls, timber framing and slate roofing.

Historic preservation of a structure heavily used for community uses, including the feeding and housing of its citizens, meets one of the primary goals of the Somerville Community Preservation Act.

The building serves long-standing and urgent needs of the surrounding community. It will undoubtedly adapt to future needs of the community as they arise and change.

The various programs offered within the building can act as “*catalysts for transformative change*” within the surrounding Somerville community.

CPA priorities also provide for support in making historic resources accessible to all members of the Somerville community.

Measuring Success

1. Project Goals:

The primary goal of this project is to initiate a longer-term goal of providing full accessibility to all major areas of the building. The first phase of that work will be to create site access to the lower level of the building.

The lower level contains the Social Hall & Dining Room, as well as the Kitchen. It is also the storage and distribution point of the SHA4CD Food Pantry, and is heavily visited by neighborhood residents. A new exterior sidewalk ramp, fully compliant with all MAAB regulations, is proposed to connect to the building from the public sidewalk along Cross Street.

This phase of accessibility work also proposes to raise the level of the lower level Social Hall & Dining Room to match the level of the adjoining kitchen and stage levels. The new accessible entrance and exterior sidewalk will match the new, higher floor elevation of the interior space. These improvements will allow full accessibility to the current kitchen and its food pantry services.

In future phases of work, accessible rest rooms and an elevator for access to all floors are planned. A concrete foundation is proposed to be included in this phase of work. It would provide a base for the future elevator hoistway.

Another goal is to provide more secure access to the primary entries to the building. The existing door to the lower level, and all related hardware, would be replaced with fully functional panic hardware and locking devices to protect the users and residents of the building.

2. Measurements of Success:

Another measurement is to have a new accessible sidewalk that replaces the existing stairs and steps that are currently a barrier to accessibility from the public sidewalk.

The successful completion of the first phase of accessibility work will show a strong commitment to further accessibility programs within the building, such as accessible rest rooms and an elevator to serve all floors.

A new entry door and hardware at the primary lower-level entry will provide increased security to the building and its occupants.

Financial

1. Project Funding & Cost-Saving Measures:

The Somerville Hispanic Association for Community Development has previously been successful in obtaining three funding grants from the Somerville CPC, as well as two grants from the Massachusetts Historical Commission. The first phase of work was for the replacement of the semi-circular slate roof and its radius gutter at the east end of the building. This work also included the rebuilding of flat window arches within the day care level of the building, and the strengthening of the roof and ceiling structure within that space.

The second phase of CPC and MHC funded work included the recently finished brick masonry repointing and replacement of damaged brick at the base of the southeast tower. The repairs to the main roofing slate and related flashing and gutters were recently completed.

The low bidder for the main roofing work was the same general contractor who completed the first phase of work on the semi-circular portion of the building. They are familiar with the building and used many of the same materials and details that were required for the first phase of work. They will be undertaking the third phase of work shortly, which will involve further improvements to roof flashing systems, the repointing of portions of the brick dentil course at the main building cornice, and the partial rebuilding and repointing of selected brick spandrel panels between window openings.

2. Determination of Total CPA Funding:

The total request for CPA funding was determined by an in-house cost estimate prepared by the architecture and preservation consultant, The Spencer Preservation Group. In addition, a more formal cost estimate was prepared by the general contractor currently completing the second phase of work at the east end of the building. The total request represents a combining of the two cost estimate efforts.

3. Multiple-Year Funding:

The project has required funding over multiple years, due to the size of the building and the goal of providing full accessibility as follows:

2022: \$468,910.50 total hard and soft costs

2023: \$300,000 total hard and soft costs

The 2023 project scope will conclude the multi-year work program. It will include the restoration of the copper gutters on the north and south sides at the eastern half of the building. The work would also include restoration of many of the stained glass window sashes and frames along the north and south sides of the building.

The other elements of the 2023 work scope would be the addition of new accessible restrooms to serve building users, and the installation of an elevator to serving all three floors of the building.

4. Effect on Project If Not Funded:

If full funding is not provided, the project scope will be scaled back to include only the most pressing work items. The overall proposed work scope has already been scaled back to offer a more reasonable budget for CPC consideration.

The accessibility improvements are a critical component of the proposed work. Currently, anyone with a disability must ascent a series of steep steps, steep slopes, and a steep ramp to enter from the south side of the building. This is the side of the building that has the driveway. Individuals with disabilities typically are driven to this side of the building, where they can be assisted up an existing non-MAAB-compliant ramp, and into the south Sanctuary entrance.

Project Management

1. Applicant Description:

The Somerville Hispanic Association for Community Development is a non-profit entity that purchased the building in June of 2006. A board of directors governs the Association.

2. Co-Applicant Management:

The Somerville Hispanic Association for Community Development is not applying for CPC funding as a co-applicant.

3. Successful Completion of Similar Projects:

The applicant has previously worked with the architecture and preservation firm of Spencer Preservation Group on three other projects. The first CPA-funded work phase restored the eastern, semi-circular roof and its associated copper gutter, brick masonry dentil cornice and flat window arches. As part of that project, interior work included the replacement of the plaster ceiling in the day care center occupying the space below the roof, and the reinforcement of the roof and attic floor framing directly above.

The Spencer Preservation Group has recently completed the second phase of CPA-funded work on the building, which focused on the replacement of the slate roof, and related flashing, that is associated with the cross gables of the main roof. The general contractor for the current work, Cenaxo, will be starting the approved FY21 grant work shortly. This work will be performed as a Change Order to their second phase contract. Cenaxo performed well in completing all of their CPA-funded work.

During the bidding process for the proposed work, The Spencer Preservation Group would identify and invite additional qualified bidders to submit bids as well.

4. Project Participants and Roles:

Salvador Demallistre: Project Manager representing SHA4CD, of which he is the CEO

Lynne Spencer: Principal for Preservation at Spencer Preservation Group.

John Hecker, RA: Project Architect for Spencer Preservation Group.

5. Feasibility of the Project Within Timeline and Budget:

Our proposed budget is based upon a cost estimate prepared by the general contractor currently working on the project. We have estimated the accessibility improvements based upon our own assessment of the work scope. We have confirmed with Cenaxo that the proposed timeline of four months would be adequate for this project.

6. Barriers to On-Time Project Commencement and Completion:

We do not anticipate any known or potential barriers to the successful commencement and completion of the project. However, long periods of rain are always a concern when one is undertaking site improvement work.

7. Ongoing Maintenance and Programming Required:

Salvador Demallistre will be responsible for the coordination of any other on-going maintenance on other portions of the building, as well as the coordination of use of the building's entrances or interior spaces by tenants or user groups.

8. Permits, Approvals, Variance Requests and Restrictions:

The proposed site accessibility scope of work, and interior improvements, will necessitate a regular building permit. The site accessibility improvements were designed following the guidelines of the MAAB. We do not anticipate the need for any variances for either work scope.

9. Impact of Previously Received CPA Funds:

The building previously utilized CPA funds (Phase I) in the reroofing of the eastern, semi-circular slate roof, its radius (curved) gutters, and new base and counter-flashing. Within the Day Care area, structural deficiencies were corrected in the ceiling and roof framing that were discovered during the roofing work. The flat arches over the window openings were rebuilt with new brick and embedded steel lintels, after they were discovered to be near failure. The building owner is grateful for being able to utilize CPA funds for the required emergency repairs that were completed during the first phase of the work.

Phase II of the scheduled MHC and CPA-funded work was recently completed. The MHC portion included brick masonry cutting and repointing, replacement of spalled bricks, and the restoration of six upper windows and the large semi-circular window within the eastern gable facing Cross Street.

The base of the southeast town was significantly repointed during MHC Phase II. The repointing mortar was matched to a protected wall area near the day care entry door. This mortar color will be the basis for all future brick masonry restoration.

An additional allocation from the MHC allowed new storm windows to be placed on all of the windows of the semi-circular wing facing Cross Street. The new storm windows will help to protect the beautiful "cracked ice" stained glass windows within the day care center.

The Phase II CPA grant was utilized to repair the slate roof and flashing of the two cross gables on the main roof. The upper portion of the main chimney was also partially disassembled and reconstructed. New copper gutters and downspouts were installed below both cross gable roof areas.

Historic Resources Rehabilitation Projects

1. Compliance of Proposed Work with Secretary of the Interior's Standards for Rehabilitation:

All proposed work will conform to applicable sections of the NPS Guidelines.

2. Historic Preservation Decisions:

During construction, Lynne Spencer and John Hecker of Spencer Preservation Group will make decisions concerning historic materials and details.

Accessibility Requirements

1. Compliance with ADA/MAAB Regulations:

The long-term goal of providing full accessibility to all major areas of the building will conform to all MAAB rules and regulations. The first phase of the accessibility work will be to create site access to the basement of the building from the public sidewalk via a new exterior ramp.

The first phase of accessibility work will also raise the level of the basement Social Hall to be consistent with the kitchen and stage levels, as well as the new accessible entrance that is part of the currently planned work. These improvements will allow full accessibility to the Social Hall, current kitchen and its food pantry services.

Future improvements, scheduled for 2023, if funding is available, would provide accessible rest rooms and an elevator for access to all floors, as well as stained glass window restoration, and replacement of the remaining copper gutters.

Proposed Project Timeline

City of Somerville, MA / CPA Application FY22

Grace Baptist Church
59 Cross Street
Somerville, MA 02145

September 13, 2021

<u>Bid Documents Completed:</u>	February 11, 2022
<u>Public Bid Advertisement:</u>	March 9, 2022
<u>Site Visit for Bidders:</u>	March 16, 2022
<u>Bids Due:</u>	April 4, 2022
<u>Project Awarded:</u>	April 11, 2022
<u>Commencement of Work:</u>	April 25, 2022
<u>Final Project Completion:</u>	July 15, 2022



GRANT AND TRUST FUNDS DISCLOSURE FORM
PURSUANT TO CITY OF SOMERVILLE CODE OR ORDINANCES SEC. 15

(copies of the Ordinance are available upon request)

Instructions: All applicants for grant and/or trust funds administered by the City must complete this form as part of its application submission to the City of Somerville. Complete all sections of this form.

Section 1

Legal Name of Applicant:

Indicate whether the applicant had any grant, contract, or agreement with a federal, state or local agency terminated within the last three (3) years.

Check One:

Yes

(If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.)

No

Section 2

Applicants are required to disclose any circumstances constituting a conflict of interest or potential conflict of interest arising from or relating to the proposed grant or trust disbursement, whether real or apparent.

Conflict of Interest Prohibited. No employee, officer or agent of the grantee shall participate in any particular matter, including but not limited to, the selection, or in the award or administration of a contract, grant or subgrant, or employment agreement administered by way of funds received by the City of Somerville if a conflict of interest, real or apparent, would arise. Such a conflict would arise when:

- 1) an employee, officer or agent, or
- 2) any member of his or her immediate family, or
- 3) a business organization in which he or she is serving as officer, director, trustee, partner, or employee; or
- 4) any person or organization with whom he or she is negotiating or has any arrangement concerning prospective employment,

has a financial or other interest in the person or entity selected for an award, or a contract, grant, subgrant, or employment agreement of the grantee or the funds for which originate from or are awarded through the city.

Check One:

No Conflict Of Interest

Potential or Actual Conflict of Interest (If checked, disclose in detail all relevant facts, including names of individuals or organizations, relevant contract, grant, subgrant or employment agreement, and source of funding on an additional page.)

Section 3

Attach a copy of applicant's policy addressing conflicts of interest that may arise involving management, employees and the members of its board of directors or other governing body. See the *City of Somerville Code of Ordinances Section 15-42(c)* for complete requirements. Should the policy be revised during the grant term, a copy of the revised policy must be submitted to the City within thirty (30) days of being revised.

Section 4

Identify all officers, employees, contractors, subgrantees or other persons providing any type of service in relation to the proposed grant activity, in the following format. Use additional page(s) as necessary.

Name (Individual or Entity)	Association	Service Provided	Value of Service (\$)	Amount of City Funds Supporting Service (\$)	Mark "X" if individual or entity has had any grant, contract, or agreement with a federal, state or local agency terminated within the last 3 years.*
Not Applicable					

*If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.

Section 5

This form is hereby completed on behalf of the applicant named above. Through the undersigned individual, the applicant hereby certifies that the completed form is true and accurate. The applicant acknowledges that it has read, understands, and agrees to comply with, the requirements of *City of Somerville Code of Ordinances Section 15*.

During the term of any grant, grantees have a continuing obligation to submit an updated Disclosure Form to the City of Somerville immediately as to any circumstances which constitute a potential or actual conflict of interest.

Signature: 

Print Name of Authorized Individual: Salvador Demallistre

Title: Chief Executive Officer

Date: 9/15/2020



**CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72*
MANDATORY DISCLOSURE AND CERTIFICATION FORM**

INSTRUCTIONS: APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

PART I. APPLICATION FOR ITEM

Describe the item you have, or will apply for, relating to this disclosure:

ITEM:	
TYPE (X):	<input type="checkbox"/> Contract <input type="checkbox"/> Zoning Relief <input type="checkbox"/> Real Estate <input checked="" type="checkbox"/> Financial Assistance
CITY DEPT. OR AGENCY:	City of Somerville Community Preservation Committee - FY21 CPA Grant

PART II. APPLICANT INFORMATION

Provide the following information for the Applicant:

NAME:	Salvador Demallistre
ADDRESS:	59 Cross Street
TELEPHONE NO.:	(781) 244-7324
E-MAIL:	sdemallistre@sha4cd.org

On Schedule A, you must also provide the same information for the Applicant’s principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

PART III. CAMPAIGN CONTRIBUTION DISCLOSURE

On Schedule B, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

PART IV. SUBCONTRACTOR INFORMATION

Have you applied for a Contract and intend to use a subcontractor on this Contract? Yes No

If "Yes", complete Schedule C. If "No", proceed to Part V.

PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

Signed under the pains and penalties of perjury:

Signature of Affiant: *Salvador Demallistre* Title: Chief Executive Officer

Printed Name of Affiant: Salvador Demallistre Date: 9/15/2020

Subscribed and sworn before me this 15th day of September, 2020.

My Commission expires: 03-02-2023

Ryan J. Banks (Witnessed or attested by)

(Seal)



RYAN J. BANKS
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar 02, 2023

THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION



SOMERVILLE ORDINANCE TO SAFEGUARD VULNERABLE ROAD USERS
CITY OF SOMERVILLE CODE OF ORDINANCES ARTICLE VIII, SEC. 12-117 et seq.


Prospective contractors must familiarize themselves with the City of Somerville’s Ordinance to Protect Vulnerable Road Users. The full text of this local law can be found [here](#).

1. **Request for Inspection:** Inspections are conducted on Thursdays from 4pm-7pm at the Somerville Department of Public Works, located at 1 Franey Road. Each inspection takes approximately 20 minutes.
 - a. Any vendor covered by this Ordinance shall complete an inspection request form and email it to fleetinspections@somervillema.gov.
 - b. Please submit request form no later than 3pm on the Tuesday before the requested inspection date.
2. **Fee:** The fee for the initial inspection is \$100. The fee for a renewal inspection (every two years) is \$50.
 - a. Payment of the fee is due upon scheduling of the inspection. The fee can be paid via check or credit card. Checks should be made out to the City of Somerville and include the vendor’s phone number.
3. **Approval:** Vehicles inspected and approved by the Fleet Division will have an inspection approval sticker affixed to the windshield of the vehicle. A copy of the inspection report and certificate of inspection shall be issued to the vendor.
 - a. Inspection stickers are not transferable.
 - b. Any major overhaul of safe guard equipment shall be required to be re-inspected.
4. **Rejection:** If a vehicle is rejected for failing to comply with any of the technical specifications outlined in the ordinance, it shall be corrected and henceforth re-inspected within 30 days at no additional fee.
 - a. If a second inspection results in a rejection, a fee of \$50 will be required for any subsequent inspections.
 - b. Any vendor who fails to comply within 60 days of their first inspection may be subject to having their contract cancelled.
5. **Questions:** Please direct questions about vehicle inspections to Fleet Superintendent Ron Bonney at rbonney@somervillema.gov or at (617) 625-6600, ext. 5524.

Acknowledgement

In accordance with Sec. 12-119 “Requirements” in the Ordinance, bidders must sign the following:

Unless certified that the Ordinance is not applicable to this contract or otherwise waived by the City, I acknowledge that my company has installed (or will install prior to commencing work for the contract) side guards, cross-over mirrors or equivalent blind spot countermeasures, convex mirrors or equivalent blind spot countermeasures, side-visible turn signals, and appropriate warning signage, in accordance with SCO Chapter 12, Article VII on all large vehicles it uses or will use within the City of Somerville in connection with any contract.


Authorized Signatory’s Name

9/15/2020

Date

Somerville Hispanic Association for Community Development

Company Name

I certify that the Ordinance does not apply to this contract for the following:

- Vehicles do not meet or exceed Class 3 GVWR Vehicles do not exceed 15 MPH No vehicles on project
 Other: _____



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY22 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: Grace Baptist Church, 59 Cross Street, Somerville, MA 02145

APPLICANT: Somerville Hispanic Association for Community Development (SHA4CD)

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. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
PROPOSED SOURCE		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	Somerville CPA		\$43,200 A/E fees		\$360,000 Gen. Cont.	\$468,910.50 total
2					\$200 for project sign	
3					\$54,000 contingency	
4					\$11,510.50 FY20 structural	
5						
6						
TOTAL PROJECT COSTS			\$43,200 A/E fees		\$425,710.50 total	\$468,910.50 total

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses

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
1			
2			
3			
4			
5			

Grace Baptist Church - Proposed Work Scope & Budget Estimate
(Listed in order of priority - revised October 13,, 2021)

City of Somerville CPA FY22 Application

September 13, 2021

1. Emergency Work on Roof Truss during FY20 Work: During the course of the slate roofing and flashing working, undertaken during the recent FY20 CPA work, serious deterioration was discovered at the south end of one of the main roof trusses. The deficiencies were corrected after the Architect brought in a Structural Engineer to assess the situation and prepare sketches for the General Contractor. The sum shown below is the sum of the A/E fees plus the cost of the GC work. It is requested for the emergency work incurred.

Line Item Cost of \$11,510.50

2. Demolish existing concrete sidewalk along north side of building, and excavate for new sloping accessible sidewalk. Work to also include new retaining wall, enlarged exterior entry door opening into lower level Social Hall and Dining Room. Assume approximately 750 SF of 4" concrete sidewalk on crushed stone drainage bed, and including accessible handrails at adjoining concrete stairs and adjacent retaining wall.

Line Item Cost of \$150,000

3. Existing door and door frame at north entry to lower level is to be removed and reinstalled at a lower elevation, to match the elevation at the top landing of the new accessible entry ramp and stairs. Existing door and door frame will be repaired to a serviceable condition. New accessible panic hardware will be provided. The exterior of the door and door frame will be repainted.

Line Item Cost of \$10,000

4. Restore three existing wood window sashes and frames at the upper floor level of the southwest tower, Cross Street elevation. Remove the sashes to an off-site studio for epoxy consolidation and patching of deteriorated areas, installation of Dutchmen where wood replacement is required, stripping of lead-based paint followed by priming and two finish coats of paint. Window frames are to be repaired, restored, primed and painted in-place. Window sashes to receive new sash chains and perimeter weather-stripping.

Line Item Cost of \$20,000

5. Provide one new fixed-in-place, metal-clad wood window sash to replace existing non-historic sash. New window sash is to be equal to Marvin "Signature Ultimate" line of custom-made windows. Existing window frame is to be repaired, restored, primed and painted in-place. Window sash is to be fixed in-place within existing restored window frame.

Line Item Cost of \$15,000

6. Provide 12" thick concrete slab, reinforced with reinforcing bars in both directions, to act as foundation for future elevator pit and hoistway walls. Assume elevator pit depth of 4 feet, or 2 feet below existing floor slab. Size of slab is to be approximately 10 feet by 12 feet. Turn-up two sides approximately 2 feet to support existing floor slab. Slab to be located in southwest corner of lower level Social Hall/Dining Room. Provide wood-framed ledger, joists and plywood sheathing as temporary finished flooring.

1 Line Item Cost of \$50,000

7. Within lower level Social Hall/Dining Room, apply 20-mil vapor barrier to existing depressed floor area, including sidewalls, approximately 22 inches high. Infill depressed area with 12" of "Foam Control" EPS Geof foam (1.15 lbs/cubic foot). Cover Geof foam with 5" of crushed stone, followed by a 5" thick reinforced concrete slab. Paint finished floor slab and adjoining floors in Kitchen and at Stage platform.

Line Item Cost of \$135,000

Emergency Work at Roof Truss	\$11,510.50
Total Budget Estimate for New Construction	\$380,000
Construction Contingency @15%	\$57,000
<u>A/E Fees @ 12%</u>	<u>\$45,600</u>
TOTAL PROJECT BUDGET	\$494,110.50



September 10, 2021

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

RE: CPA FY22 Somerville Hispanic Church Proposed Work Scope & Cost Estimate

The following is our proposal to you for the Somerville Hispanic Church CPA FY22 Work Scope:

Item 'F' - Demo existing sidewalk and stairs & provide new accessible sidewalk, retaining wall and stairs

Budget Amount: \$150,000.00

Item 'H' - Raise floor level in Social Hall to match elevation of Kitchen and Stage area

Budget Amount: \$135,000.00

Item 'I' - Provide new door, frame, and hardware to replace existing door to basement from sidewalk

Budget Amount for Door, frame, and hardware: \$ 10,000.00

Budget Amount for new Canopy: \$ 15,000.00

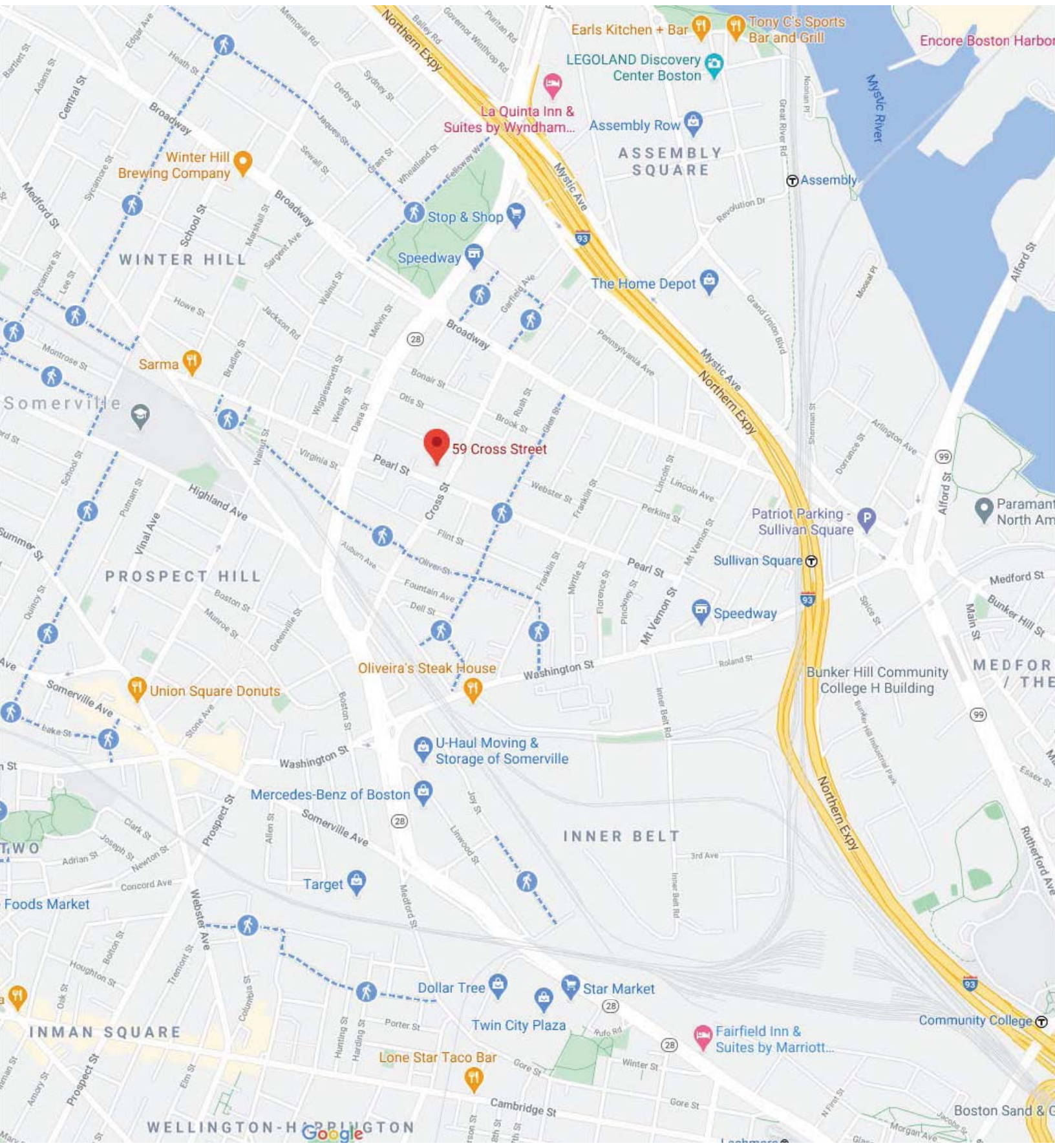
Item 'J' - Provide new elevator foundation for future elevator hoist way in Social Hall

Budget Amount: \$50,000.00

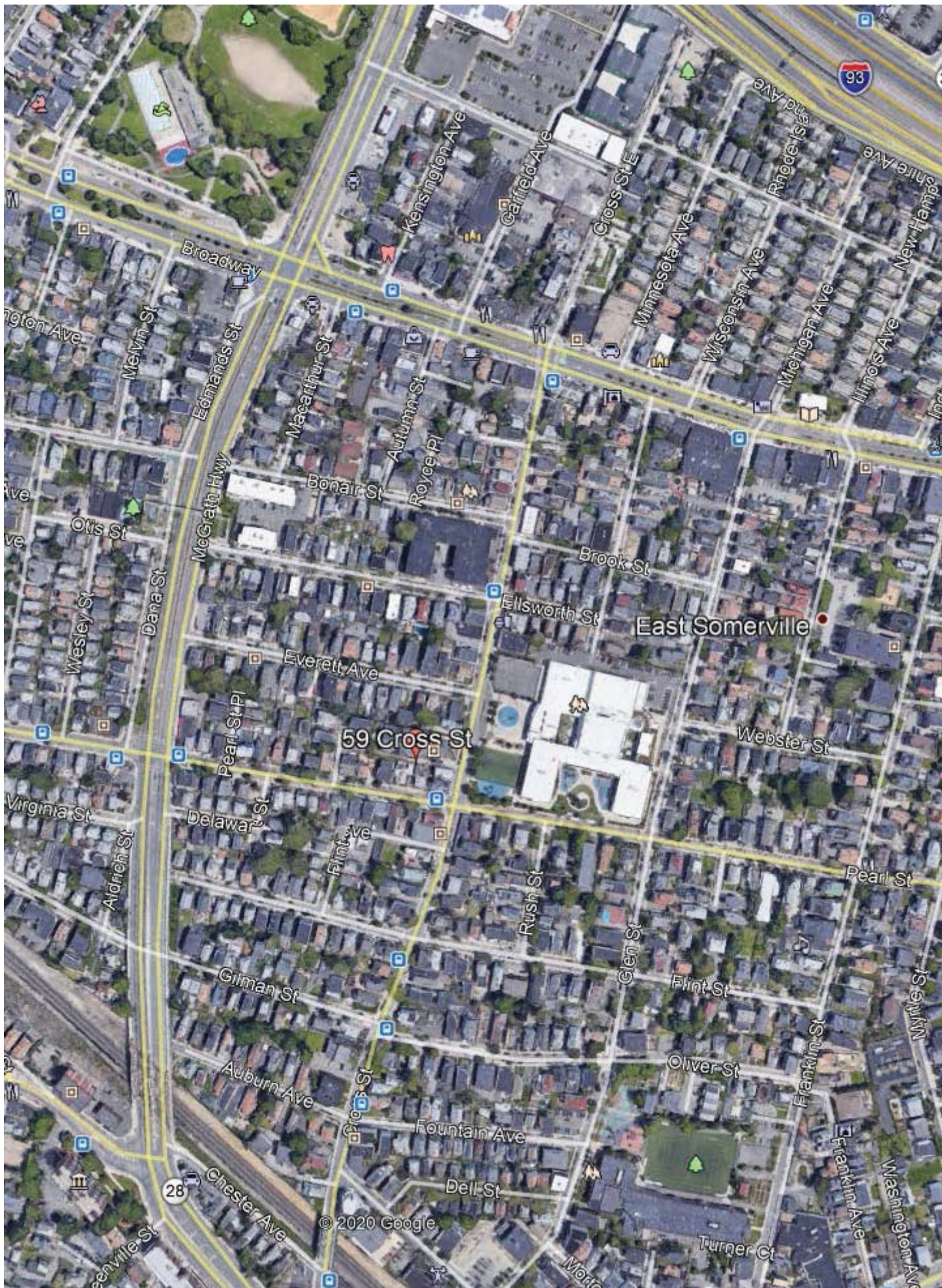
Thank you for the opportunity to propose solutions for this project. Please let us know if we can improve the work items presented above.

Sean Delaney

Sean Delaney
Project Manager, Cenaxo, LLC



59 Cross Street



© 2020 Google

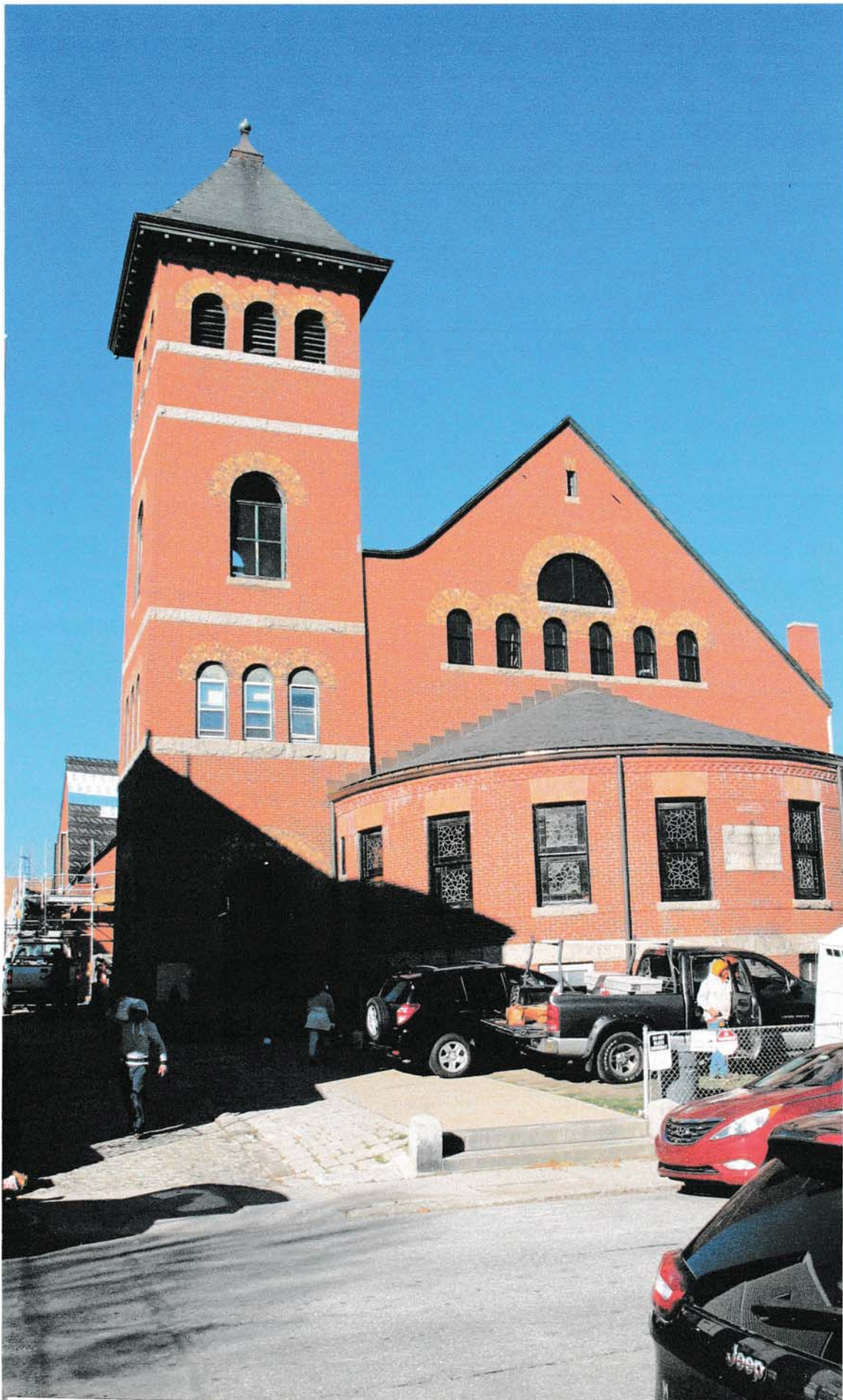
Site Photographs

City of Somerville, MA / CPA Application FY22

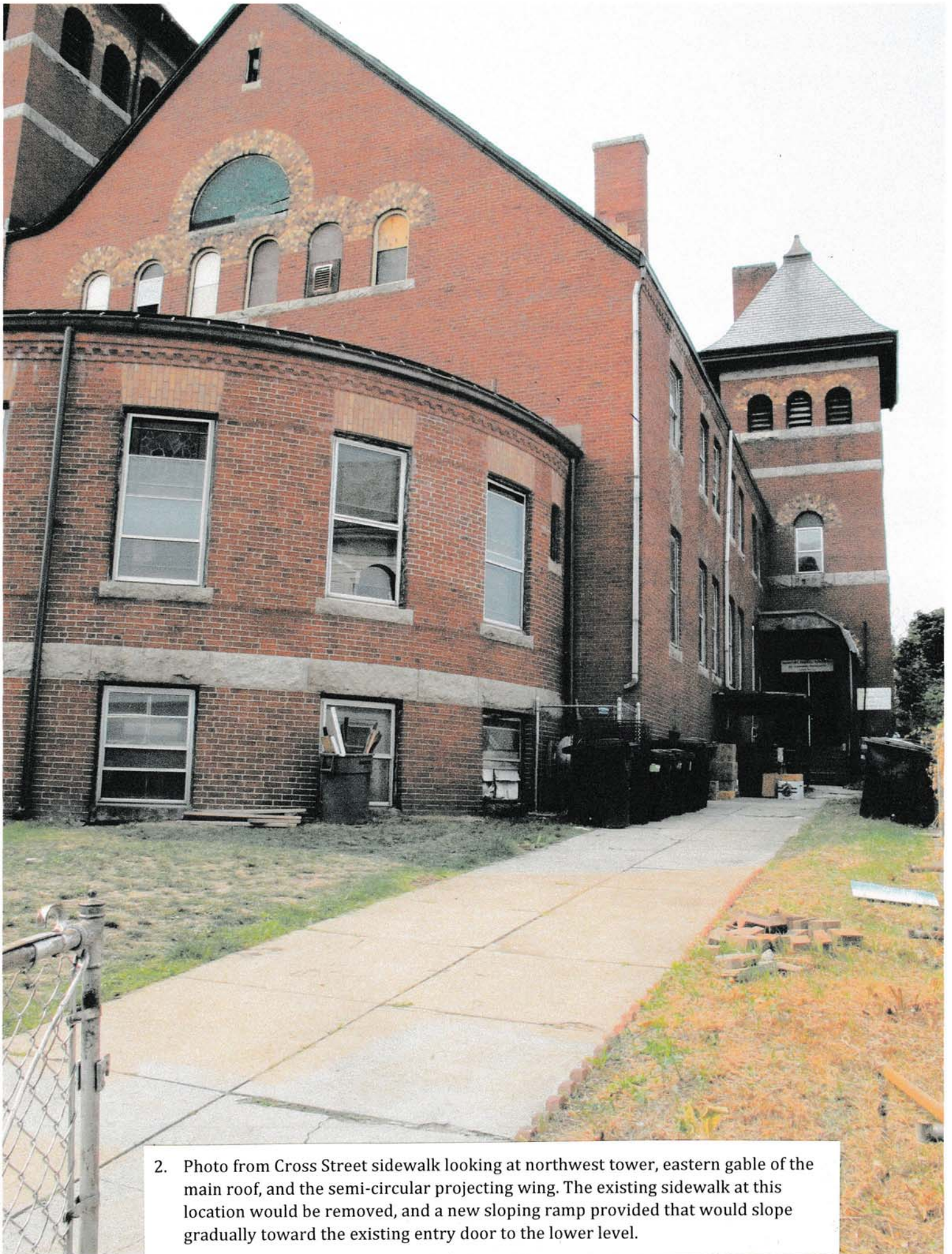
Grace Baptist Church
59 Cross Street
Somerville, MA 02145

September 13, 2021

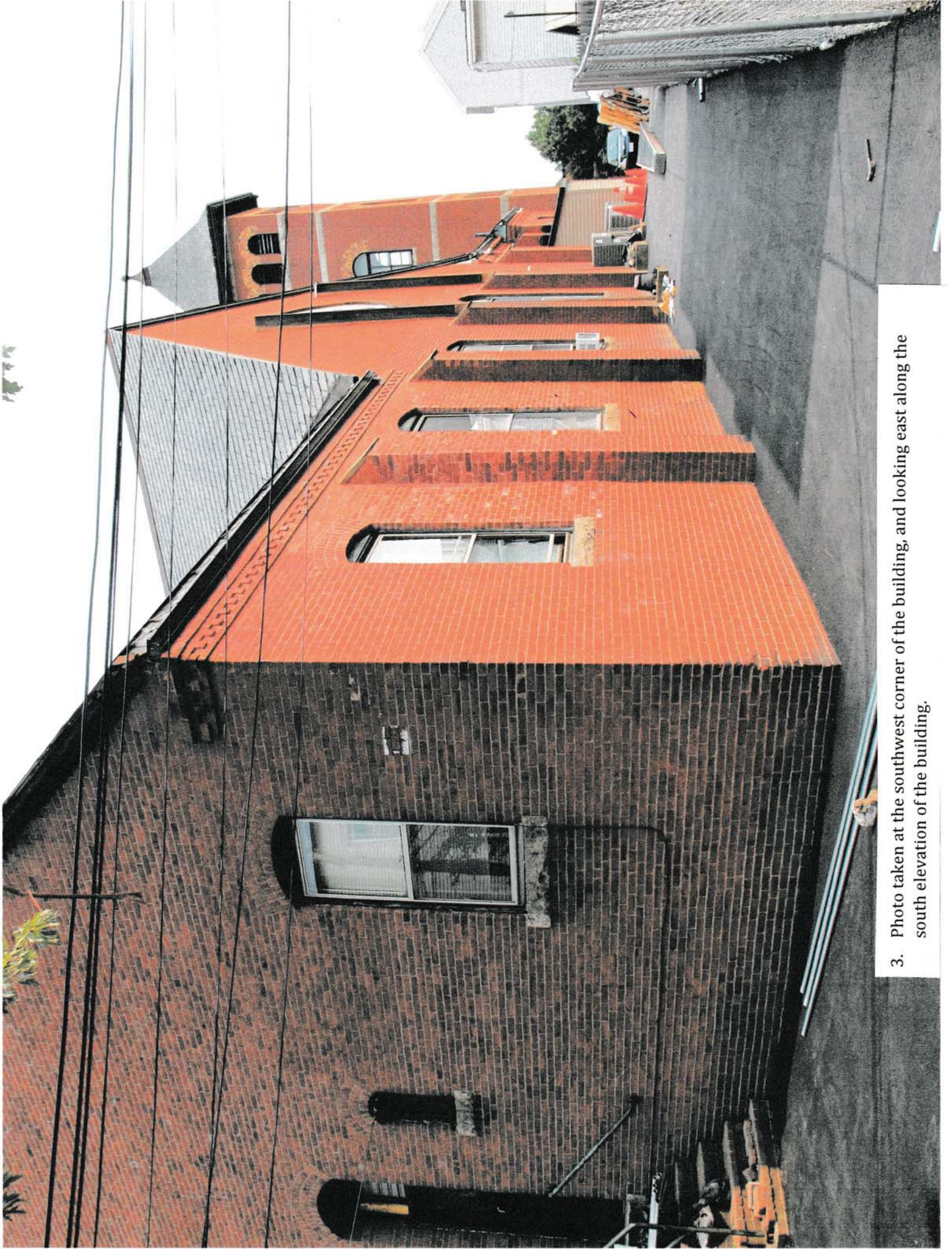
1. Photo from Cross Street sidewalk looking at southeast tower, eastern gable of the main roof, and the semi-circular projecting wing that houses the day care center on the upper floor and the kitchen at the lower level.
2. Photo from Cross Street sidewalk looking at northwest tower, eastern gable of the main roof, and the semi-circular projecting wing. The existing sidewalk at this location would be removed, and a new sloping ramp provided that would slope gradually toward the existing entry door to the lower level.
3. Photo taken at the southwest corner of the building, and looking east along the south elevation of the building.
4. Photo taken at the southwest corner of the building, looking north along the rear (west wall) of the building.



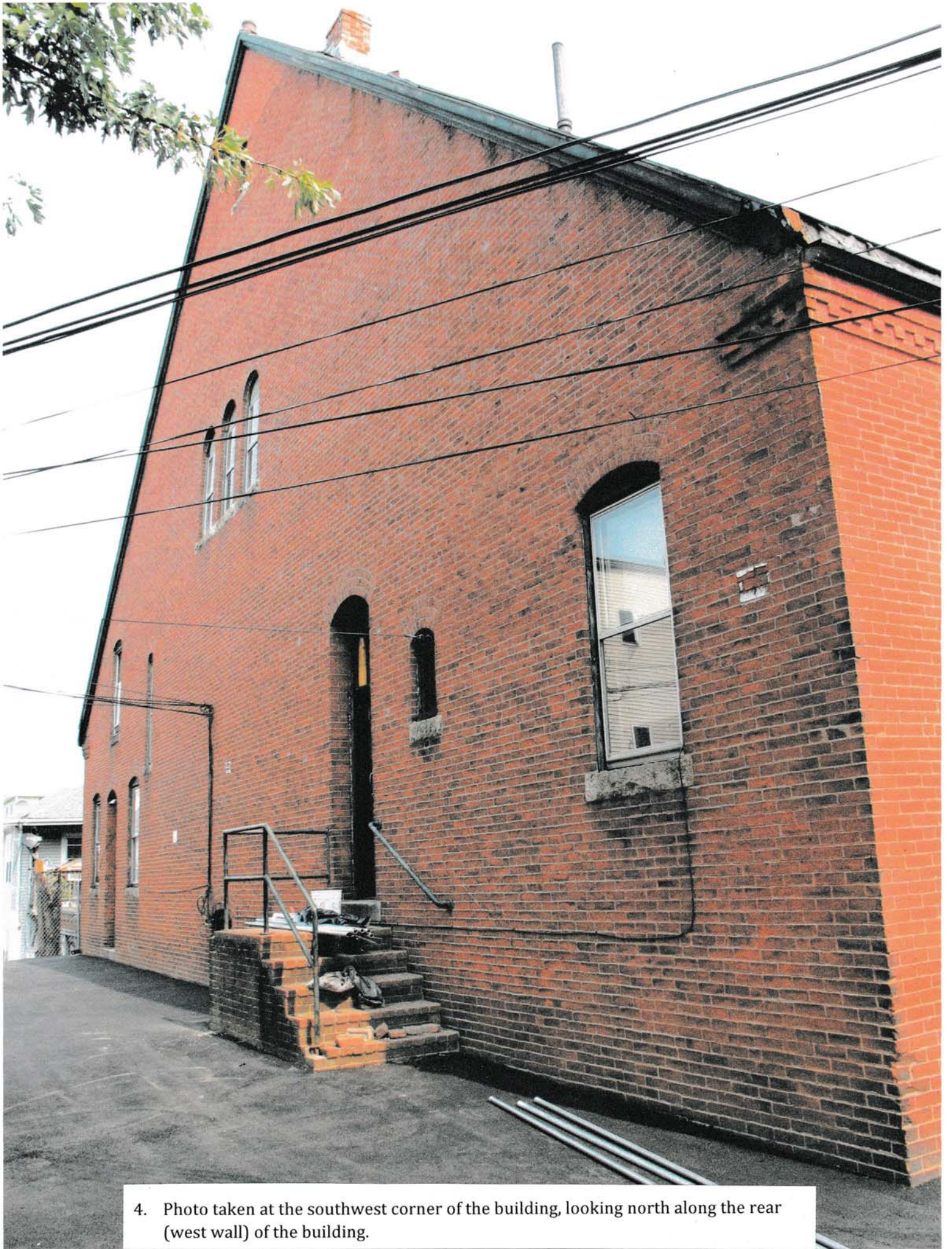
1. Photo from Cross Street sidewalk looking at southeast tower, eastern gable of the main roof, and the semi-circular projecting wing that houses the day care center on the upper floor and the kitchen at the lower level.



2. Photo from Cross Street sidewalk looking at northwest tower, eastern gable of the main roof, and the semi-circular projecting wing. The existing sidewalk at this location would be removed, and a new sloping ramp provided that would slope gradually toward the existing entry door to the lower level.



3. Photo taken at the southwest corner of the building, and looking east along the south elevation of the building.



4. Photo taken at the southwest corner of the building, looking north along the rear (west wall) of the building.



Form ST-2
Certificate of Exemption

Massachusetts
Department of
Revenue

Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapter to the extent that such property is used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation. **Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines.** (See reverse side.)

SOMERVILLE HISPANIC ASSOC FOR CO
MMUNITY DEVEL
SOMERVILLE HISPANIC ASSOC FOR
89 CROSS ST
SOMERVILLE MA 02145

EXEMPTION NUMBER E
432-083-625
ISSUE DATE
05/29/10
CERTIFICATE EXPIRES ON
05/29/20

NOT ASSIGNABLE OR TRANSFERABLE

COMMISSIONER OF REVENUE
NAVJEET BAL

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **APR 20 2009**

SOMERVILLE HISPANIC ASSOCIATION FOR
COMMUNITY DEVELOPMENT INC
59 CROSS ST
SOMERVILLE, MA 02145-3244

Employer Identification Number:
43-2083625
DLN:
108301000
Contact Person:
GERALD MINK ID# 31228
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
JUNE 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
YES
Effective Date of Exemption:
AUGUST 8, 2005
Contribution Deductibility:
YES
Addendum Applies:
NO

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

SOMERVILLE HISPANIC ASSOCIATION FOR

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink that reads "Robert Choi". The signature is written in a cursive style with a large, looping initial "R".

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC



QUITCLAIM DEED

Grace Baptist Church, a nonprofit corporation duly organized originally under the name of The Perkins Street Baptist Church, under Ch. 180 of the General Laws of the Commonwealth of Massachusetts on September 2, 1890, with its principal place of business at 59 Cross Street, Somerville, Middlesex County, Massachusetts 02145

for consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00)

grant to Somerville Hispanic Association For Community Development, Inc., a nonprofit corporation duly organized under the laws of the Commonwealth of Massachusetts and having its principal place of business at 49 Grant Street, Lynn, Essex County, Massachusetts 01902

with quitclaim covenants

A certain parcel of land, with the buildings thereon situate in Somerville in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

59 Cross Street, Somerville

Beginning at the Northeasterly corner on Cross Street, by land now or late of one Doane; thence running

SOUTHWESTERLY: by Cross Street, five rods and five links; thence

NORTHWESTERLY: in a line parallel with said Doane's land by land formerly of Samuel S. and George S. Runey, twenty three rods and seventeen links; thence

NORTHEASTERLY: by land now or late of Luther B. Bell and Columbus Tyler, five rods and five links to land now or late of said Doane; thence

SOUTHEASTERLY: by land now or late of Doane twenty-three rods and seventeen links to said Cross Street to the point of beginning.

Containing thirty three thousand, five hundred and three square feet, more or less.

The Grantor, **Grace Baptist Church**, was originally known as **Perkins Street Baptist Church**, organized on September 2, 1890 with the Secretary of the Commonwealth of Massachusetts. On February 9, 1914 by Articles of Amendment filed with the Secretary of the Commonwealth of Massachusetts, it changed its name to **Grace Baptist Church**.

FOR TITLE REFERENCE SEE DEEDS RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AT BOOK 2016, PAGE 333 AND BOOK 2016, PAGE 335.

Witness the hand and seal of said Grace Baptist Church this 22nd day of June, 2006.

GRACE BAPTIST CHURCH

BY: Florence A. Lewis
Florence A. Lewis
Title: Clerk

BY: Maureen Donnolly
Maureen Donnolly
Title: Treasurer

[Signature]
Notary Public

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 0
Date: 09/28/2008 09:29 AM
Crl# 075588-07401 Doc# 00120332
Fee: \$3,192.00 Com: \$700,000.00

Commonwealth of Massachusetts

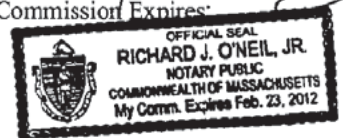
Middlesex, ss:

June 22, 2006

On this day before me, the undersigned notary public, personally appeared Florence A. Lewis, Clerk, and Maureen Donnolly, Treasurer, of said Grace Baptist Church, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers' Licenses, to be the person whose name is signed above, and acknowledged to me that they signed it voluntarily on behalf of Grace Baptist Church for its stated purpose.

[Signature]
Notary Public:
My Commission Expires:

SILVERSTEIN & O'NEIL, LLP
391 Broadway
Everett, MA 02149-3470



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.316
Historic Name:	Grace Baptist Church
Common Name:	Perkins Street Baptist Church
Address:	59 Cross St
City/Town:	Somerville
Village/Neighborhood:	East Somerville
Local No:	
Year Constructed:	1892
Architect(s):	Bridge, Edward Melville
Architectural Style(s):	Romanesque Revival
Use(s):	Church; Other Religious
Significance:	Architecture; Religion
Area(s):	SMV.BA: Somerville Single Building Local Historic District
Designation(s):	Local Historic District (10/31/1989); Preservation Restriction (08/28/2018)
Building Materials(s):	Roof: Slate Wall: Brick; Copper; Glass; Wood; Stone, Cut Foundation: Brick; Stone, Cut



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) under the subject heading "MHC Forms."

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

This file was accessed on: Saturday, September 11, 2021 at 7:50: PM

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

99732110	Boston North	BA	SMV.316
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LHD 10/31/1989; PR 08/28/2018

Town/City: Somerville

Place: (*neighborhood or village*): East Somerville

Photograph



Address: 59 Cross Street

Historic Name: Grace Baptist Church (formerly Perkins Street Baptist Church)

Uses: Present: Social Services/Religious

Original: Religious

Date of Construction: 1892

Source: Samuels/Oral History

Style/Form: Richardsonian Romanesque

Architect/Builder: Edward Melville Bridge (1949 renovations)

Exterior Material:

Foundation: Stone and brick masonry

Wall/Trim: Brick and stone masonry/Wood

Roof: Slate Shingles with copper flashing

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*):

Interior greatly remodeled in late 20th Century

Condition: Fair

Moved: no yes **Date:**

Acreage: 20,065 sq. ft.

Setting: Urban mix of residential and commercial, across the street from a school.

Locus Map



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

Organization: Spencer, Sullivan & Vogt

Date (month / year): March/2019

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MAR 07 2019

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

SOMERVILLE

59 CROSS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BA

SMV.316

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

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

ARCHITECTURAL DESCRIPTION:

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

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

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

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

HISTORICAL NARRATIVE

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

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

INVENTORY FORM B CONTINUATION SHEET

SOMERVILLE

59 CROSS STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BA

SMV.316

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

BIBLIOGRAPHY and/or REFERENCES

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

INVENTORY FORM CONTINUATION SHEET

SOMERVILLE

59 CROSS ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

SMV.BA

SMV.316

HISTORICAL NARRATIVE (cont.)

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

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

Repairs carried out during this phase included:

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

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



Fig. 1 - Southeast tower, patched and repointed



Fig 2 - Entrance following repair of stepped crack



Fig. 3 - Northeast chimney following rebuilding

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MAY 21 2021

MASS. HIST. COMM.

FORM B - BUILDING

LHD-0131189 (10)

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET

Pl. East
USGS BOSTON
SECT B

AREA

FORM NO.

East
Somerville

316

Town SOMERVILLE

Address 59 Cross Street

Historic Name Grace Baptist Church
formerly Perkins St. Baptist Church

Use: Present religious/social serv

Original religious

DESCRIPTION

Date 1892

Source Samuels / oral history

Style Romanesque Revival

Architect Edward McKim Bridge

Exterior Wall Fabric brick

Outbuildings _____

Major Alterations (with dates) _____

Condition good

Moved _____ Date _____

Acreage 20,065 sq. ft.

Setting West side of Cross, near
Pearl, edge of East Somerville, mixed
surrounds, residential, commercial

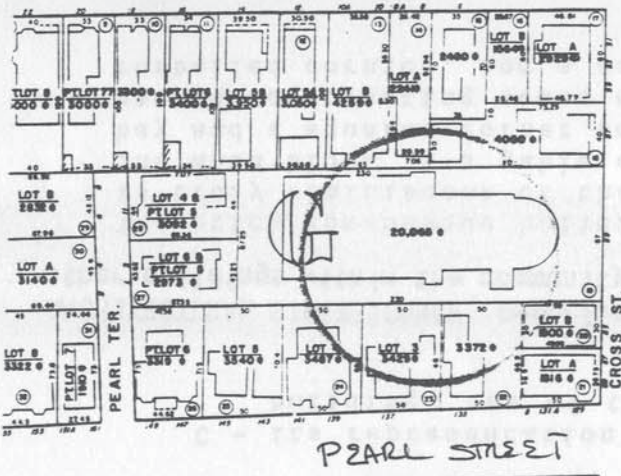
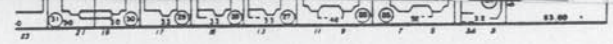
Recorded by _____

Organization _____

Date _____



Location
/or
Buildings



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The property is significant for :

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

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

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

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

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

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

BIBLIOGRAPHY and/or REFERENCES

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

INVENTORY FORM CONTINUATION SHEET

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

Town Somerville Property Address 59 Cross St

Area(s) Form No.
SMV 3/6

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE	RACK	APART.	NO.
BUILDING	Grace Baptist Church		STORIES 2 & B
CITY OR TOWN	Somerville	STREET	61 Cross St.
TO BE USED FOR	church purposes		CLASS
OWNER	Grace Baptist Church		
ARCHITECT	Edward Melville Bridge		
CERTIFICATE APPROVAL SPECIFICATION REQUIREMENTS REFERRED			
DATE	9/19/49		
INSPECTOR	B. B. Whitney		

FORM B.P. 1 58-4-48-23404

Existing Conditions Photographs
City of Somerville, MA / CPA Application FY22

Grace Baptist Church
59 Cross Street
Somerville, MA 02145

September 13, 2021

1. Please refer to the Architectural Drawing Set included with this Application, for relevant existing conditions photographs.
2. See Photos #1, #2, #3, #4, #5 and #6 on Sheet A-500 for existing entry to lower level Social Hall and existing stairs to northwest tower; also, for interior photos of existing conditions within lower level Social Hall.
3. These photos show the proposed location for a new accessible entry ramp to provide full access from the Cross Street sidewalk, into the building. This entry would become the prime access point for disabled individuals to take advantage of the various programs within the building.
4. With the completion of this first accessibility improvement, the Somerville Hispanic Association for Community Development could pursue other sources of funding that may help to complete the remainder of the proposed accessibility improvements (i.e., accessible restrooms and an elevator to serve all floors).

Condition Assessment
(Revised and amended 9/13/2021)

City of Somerville, MA / CPA Application FY22

Grace Baptist Church
59 Cross Street
Somerville, MA 02145

The Grace Baptist Church is a very large Romanesque Revival church that was completed in 1892. The original sanctuary is covered by a simple gable roof. A one-story semi-circular wing projects from the east elevation toward Cross Street. All roofs are covered with slate shingles. Stained glass double-hung windows are used on three of the major elevations. Two tall brick masonry towers are located along the north and south sides of the building.

The following summarizes the existing condition of the major exterior and interior building elements:

Exterior Brick Masonry Walls: Generally good, but with isolated areas of spalling and mortar loss to due to failed gutters and missing downspouts. The spandrel panels between the 1st and 2nd floor windows along the north and south elevations are in need of partial rebuilding and repointing (*due to be undertaken as part of FY21 work scope*). Different repointing campaigns make for a variety of mortar colors. Original pointing color appears to have a reddish tint. The north and south walls of the original Sanctuary space have bowed out due to a lack of restraint in the original design. Steel double-channels have been placed on both sides of each rose window to contain the outward movement (*repointing and replacement of brick masonry at base of southeast tower, and repointing of portions of south wall, completed during summer of 2020*).

Slate Roofs: Existing slate roofs were in poor condition, due to failure of original copper valley, edge, hip and ridge flashing. The original 1892 roofing slate may have still been in-place. If so, it was far beyond its useful life. When and where possible, the slate has been replaced (*slate roofing, flashing, gutters and downspouts of semi-circular east wing were replaced during summer of 2019; repair of main roof cross gable roofs and flashing, and replacement of gutters below, was completed during the summer of 2021*).

Roof Flashing: All existing copper flashing (at valleys, hips, ridges, and rood edges) needs to be replaced as soon as reasonably possible.

Gutters & Downspouts: All existing copper gutters and downspouts need to be replaced as soon as reasonably possible. Many downspouts are missing. Internal drain lines need to be located and cleaned out, if clogged.

Double-Hung Windows: Many of the existing double-hung windows contain beautiful stained glass that is in danger of damage or loss, due to missing or broken storm windows. The large semi-circular window sash that used to occupy the high gable window opening at the east elevation survives in the attic. It could easily be restored and put back into service (*restored and reinstalled during summer of 2020; new storm windows were installed on exterior of semi-circular wing during spring of 2021*).

Brick Dentil Cornices: Large portions of the brick masonry dentil course around the perimeter of the building need to be partially disassembled and rebuilt. (*several sections of the dentil course along the south and north walls were rebuilt during FY20 work, recently completed; FY21 work will undertake most of the remaining brick dentil cornice work*).

Stone Foundation: The stone foundation appears to be solid, with no apparent signs of major settlement.

Interior Framing: The wood roof trusses are visible within the attic and are quite striking in their design. These scissor trusses have been augmented with steel trusses and supplemental wood framing in several locations. A fire occurred in the main attic space, probably due to faulty knob-and-tube wiring. New vertical steel framing within the original Sanctuary augments the original roof framing and serves as a brace for tension rods that anchor the exterior channels flanking each rose window (*during FY21 work, one severely deteriorated heel of a roof truss near the south cross gable, was substantially rebuilt as an emergency repair*).

Interior Finishes: The day care center has the best preserved plaster wall surfaces and door and window trim within the building. Much of the remainder of the interior space has been reconfigured and heavily altered. No drawings yet exist to show the original spatial configuration of the building (*roof and ceiling framing above day care center augmented and stabilized during summer of 2018; ceiling replaced at same time*).

Basement: The basement has been heavily altered for use as a dining and social hall, with a large kitchen located directly below the day care center.

Restrooms: One Men's and one Women's restroom exist in the basement. They need total refurbishment or replacement. Neither is handicapped accessible. Two restrooms are located adjacent to the day care center. Again, neither is accessible.

Mechanical Systems: Some knob-and-tube electrical lines are still active in the building. The building is heated with a boiler and radiators. Some areas are air conditioned with mini-split units.

Accessibility: There is no MAAB-compliant handicapped access to any of the major entrances to the building. A very steep ramp along the south wall is

currently used to provide some access for individuals driven to that location.

Fire Alarm System:

The fire alarm system is very basic, but apparently functional. Engineers need to make a more detailed assessment. Egress hardware needs to be improved at many locations.