



Unitarian Universalist Urban Ministry

John Eliot Square ♦ 10 Putnam St. ♦ Roxbury, Massachusetts ♦ 02119
Tel: 617-318-6010 ♦ Fax: 617-318-6022 ♦ www.uuum.org

Rev. Mary Margaret Earl
Executive Director
& Senior Minister

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Karla Baehr
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Mimi Jones
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Carol Troyen Lohe

Derek Lumpkins
Rev. George Whitehouse

April 17, 2019

Todd Satter
Boston Landmarks Commission
Boston City Hall, Room 709
Boston, MA 02201

Ref: Application #19.688.122

Dear Todd,

First Church Roxbury is pleased to return to the Boston Landmarks Commission on April 23 to address outstanding questions regarding the proposed west entry restoration, the Dudley Street entrance gate restoration and landscape and paving plans. (Application #19.688.122)

Our responses are guided by our conversation on April 10, 2019.

1. About the UU Urban Ministry at First Church in Roxbury

Since its founding in 1826 to empower Boston's underprivileged citizens through education and advocacy, the Unitarian Universalist Urban Ministry (UUUM) has worked side-by-side with underserved urban residents to provide them with the skills necessary to better their lives. Over its nearly 200-year history, the UUUM has created many channels to conduct its work in addressing social issues, including settlement houses and chapels, affordable housing, community centers and service programs. Today, UU Urban Ministry programs focus primarily on underserved youth, individuals and families fleeing domestic violence, survivors looking to improve their workforce development skills to enter (or re-enter) school or work, and community engagement work that brings people together across the divides of race, class, faith, and neighborhood. All Unitarian Universalist Urban Ministry programs are non-sectarian.

On the UU Urban Ministry's three-building campus in Roxbury's John Eliot Square, most programming serving the needs of youth and families currently takes place in the Education and Justice Center (built in 2004) and in Putnam Chapel (built in 1874); shelter is provided at a separate (and confidential) location. While the 1804 Meetinghouse is the most visible and historic building on our campus, it recently has been the least-used building due to much-needed improvements. The rehabilitation project now underway will not only restore and preserve important original building fabric, but will represent a major step

forward in the transformation of our historic Meetinghouse into an active center of arts, education, and civic programming for Roxbury.

2. Project Description

During the summers of 2016 and 2017 the Unitarian Urban Ministry at First Church in Roxbury undertook a comprehensive restoration of the exterior of the historic 1804 Meetinghouse. The Meetinghouse suffered from years of deferred maintenance, so work included extensive carpentry repairs, window and shutter restoration, paint stripping and repainting with the historic paint colors.

One phase of the exterior work remains – the restoration of the west entries and the landscaping and paving at the front (west elevation) of the Meetinghouse. This work involves restoring the original center entry door, repairing the brownstone steps, installing code compliant railings, installing new lighting, creating a new accessible entrance, modifying the existing brick and iron entry gates, and creating paved surfaces that are compliant with the requirements of universal access.

This final phase of work will make the Meetinghouse more accessible to the community and begin to restore its important open space. Our work with survivors of domestic violence and neighbors of all ages (and with a range of needed mobility accommodations) heightens our responsibility to ensure that our campus is safe and accessible, and this scope of work addresses and corrects some significant safety issues. By expanding the entry gate opening to allow for the passage of emergency vehicles, lighting the entrances to guide those arriving by car or by foot, adding an accessible ramp entrance to the Meetinghouse, and making improvements to the brownstone stairs that lead into the main entry doors will make our campus safer, more welcoming to, and more accommodating of all visitors who use our space and attend our programs and events.

3. Community Engagement and Design Process

For more than five years, a committee – comprised of Roxbury community members and representatives of our membership congregations – has carefully shepherded decision-making for the restoration process of the First Church in Roxbury.

Our committee includes the following members:

- Chris McCarthy, Roxbury resident;
- Marshall Hughes, Roxbury resident and UU Urban Ministry board member;
- Jon Ellertson, co-chair of the Highland Park Neighborhood Association and Roxbury resident;
- Reginal Mobley, Jamaica Plain resident and vocal artist;
- Andrea Gilmore, member of the First Church and Parish in Dedham and pro bono preservation conservator;
- Beth Norton, music director at the First Parish in Concord;
- Chris Nelson, member of the First Parish in Arlington;

- Carol Lohe, member of the First Church in Chestnut Hill, retired MFA curator, and UU Urban Ministry board member.

Beginning approximately one and a half years ago, we engaged the nonprofit Community Outreach Group for Landscape Design – which provides pro bono landscape design for urban nonprofits to enable them to improve their greenspace.

Our committee members met numerous times with the assigned landscape architect to develop plans that:

- Honor the historic integrity of our site;
- Improve the aesthetic of our parking area and greenspace;
- Develop a space that is welcoming to our neighbors;
- Allow us to fulfill our mission, which includes offering programs and services for survivors of domestic violence, Boston Public School students, and our Roxbury neighborhood;
- Create a safe and accessible environment.

The design went through multiple revisions before the committee approved the design.

4. Overall Site Plan

Photos of the existing condition of the parking lot, pedestrian pathways, gates, and green space are included for your review, as are our plans for proposed changes.

i. Archeological Plan

During the month of April, City Archeologist Joe Bagley and his team are performing the archaeological survey work required for the proposed project to be compliant with State archaeological regulations. Their full proposal has been shared with the Commission and is attached as a separate attachment.

5. Specific Elements of Work

i. Hardscape and Paving Plan

The drives that surround the Meetinghouse are presently packed dirt and mostly surfaces that have been adopted for parking without suitable subsurface preparation. Their surfaces are uneven. They are muddy in spring and difficult to plow in winter. The poor condition of the drives precludes good maintenance of the grounds and the random parking on the property presents safety issues when events are held in the Meetinghouse.

The proposed paving will re-establish the historic drives and paths on the west elevation of the Meetinghouse. This work will include rebuilding the semi-circular drive that connects the north and south vehicle/pedestrian gates. It will focus parking on the north side of the building to minimize its impact on the view of the historic Meetinghouse and where it will be visually screened by the steep hill that rises from Roxbury Street.

ii. Trash and Dumpster Area

Improvements to the area currently used to house trash and recycling dumpsters were referenced in our conversation during the February 26 meeting, and we have included plans here to show greater detail about proposed updates.

iii. Accessible Ramp

This submittal includes drawings of the proposed new accessible ramp and entry into the meeting house and the social justice center. The entrance will be in the new construction, through an existing window. The placement of the accessible ramp in this location makes it immediately adjacent to the accessible parking. The construction of this entrance will involve no alterations to the historic meeting house building.

iv. Brownstone Steps

The brownstone steps are part of the Meetinghouse's original building fabric. They are more than two hundred years old and are in remarkably good condition. The goal of the proposed work is to preserve the steps and make them safer. The work will include:

- 100% repointing of the steps and limited patching of areas of deteriorated brownstone. (See attached scope of work proposal from Phoenix Bay State, also attached.)
- Construction of a wooden cover for the portion of the steps at the center entry. (This is the area where the steps are most worn and this is the only regularly used door on the west elevation of the building.) The wooden cover will be painted the color of the brownstone. It will be constructed so that the steps will be ventilated and it will be assembled with screws so that if limited disassembly is required for cleaning, it will be possible.
- The cover will achieve four important preservation and safety goals. It will:
 - Allow the brownstone steps to be preserved with limited intervention.
 - Allow the construction of a sturdy railing without anchoring it into the brownstone.
 - Create a more uniform rise in the steps.
 - Protect the brownstone from salt and sand used on the steps in winter, as these will not touch the original steps.

v. Front Entry Door

The center entry presently has a pair of double doors, most likely installed in 1888. They are in very poor condition and are not code compliant. The original center door, shown in historic photos of the Meeting House was a single, paneled door, flanked by columns. The width of a door replicating the original door will be code compliant. The door will be replicated with flanking columns.

vi. Entry Gates

The Meetinghouse property is surrounded by an iron fence, installed in 1926. The fence has two pedestrian gates and two vehicle/pedestrian gates. The vehicle/pedestrian entrances have

four gates that are hung from brick piers. The larger gates, through which the vehicles pass, have ornate ironwork.

The vehicle gates are narrow and limit access into the property by emergency vehicles. For the protection of people attending events in the Meetinghouse and for the protection of the historic building, the UUUM is compelled to modify and restore these gates.

The proposed work will rebuild the gates using the existing ironwork, but will eliminate one of brick piers on each side of the gates. The brick piers will be disassembled and rebuilt in their new location. The ironwork will be removed and shop-treated – existing paint removed, damaged ironwork repaired, repainted and reinstalled. At the completion of the work, the gates, which currently are not operable, will open and close. (See attached scope of work proposal and quote from DeAngelis Iron Works, also attached.)

When rebuilt, the brick piers will be wired so that they will have lamps at their tops rather than cast stone finials, as was their original design. The existing cast stone finials have multiple cracks and one is missing. They are not in a condition where they can be repaired.

vii. Lights

The gates are not lighted presently. At night, it is especially difficult to locate the entrances into the enclosed Meetinghouse property. Lighting the gates should make them more readily identifiable as points of entry and make passage through the gates safer.

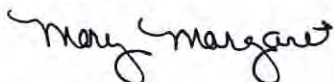
6. Summary

In colonial New England, the meetinghouse was the focal point of the community, where residents gathered to engage each other and conduct the business of their civic life. A need for such a space continues in Roxbury, and our project intends to reclaim the Meetinghouse's role as the center of the community while preserving it as a key historic structure.

These exterior and grounds improvements described herein will make important changes to permit parking, access for emergency personnel if needed, lighting and accessible entrances to welcome all and will put the finishing touches on the exterior restoration work done to date

This work marks the final chapter of exterior renovation and restoration so that the Meetinghouse can be restored to its former glory but serve as an important gathering point for a community in need of such a venue. Thank you to the Boston Landmarks Commission for your partnership in this project and we look forward to continuing our discussion at the Design Review meeting on April 23, 2019.

Sincerely,



Rev. Mary Margaret Earl
Executive Director and Senior Minister

4. Overall Site Plan





TORRHO HOUSE

THE PLACE

THE PLACE

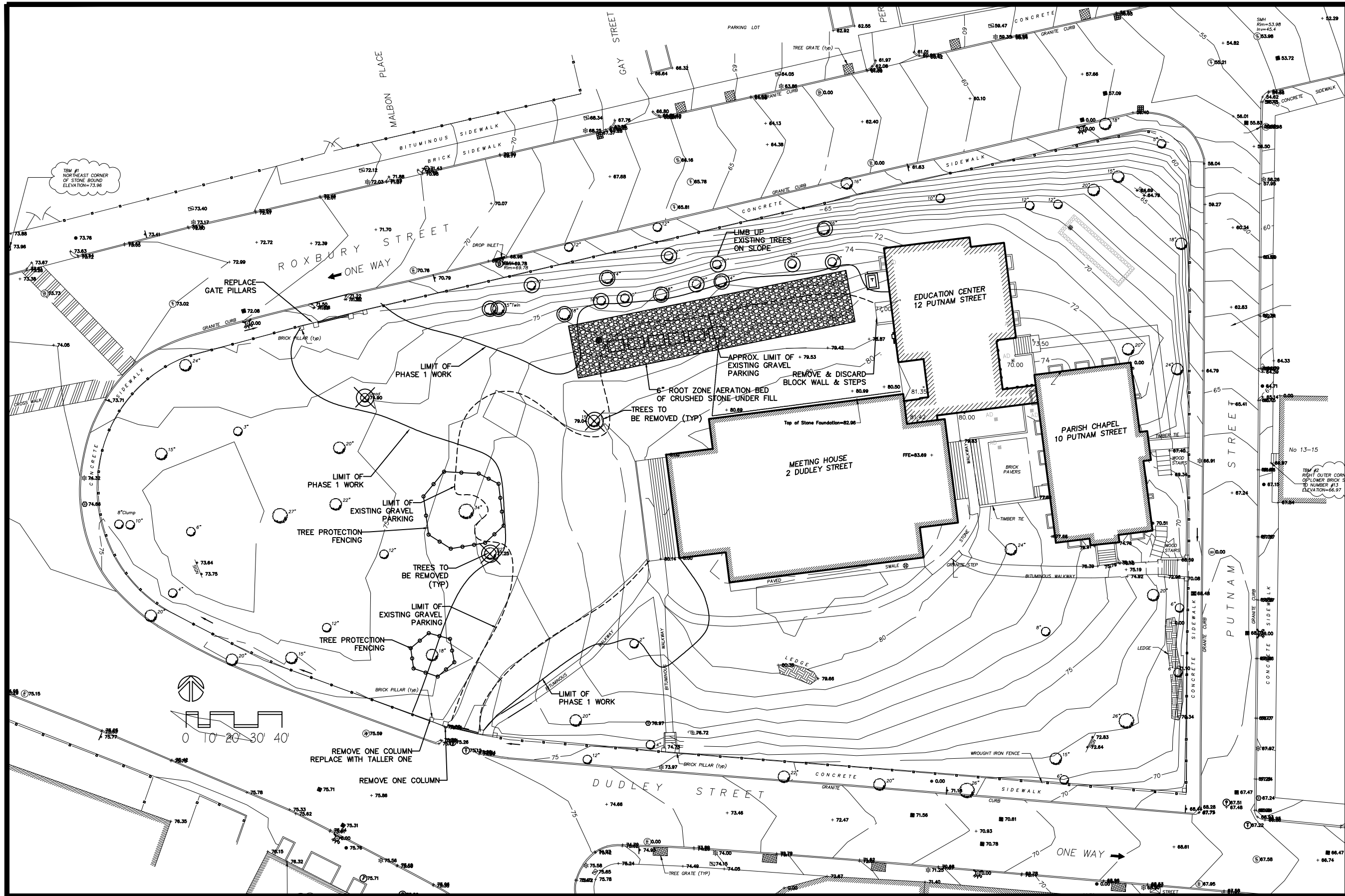
MissionSAFE

inSa



Learn History. Make Change.
uum.org

9210 CU



Unitarian Universalist Urban Ministries
 10 Putnam Street, Roxbury, MA

WEINMAYRJAY ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 760 Main Street Waltham, MA 02451
 djay@weinmayrjay.com (617) 957-9733

1st CHURCH ROXBURY

DATE: April 12, 2019

DRAWN: DAJ

SCALE: 1"=40'

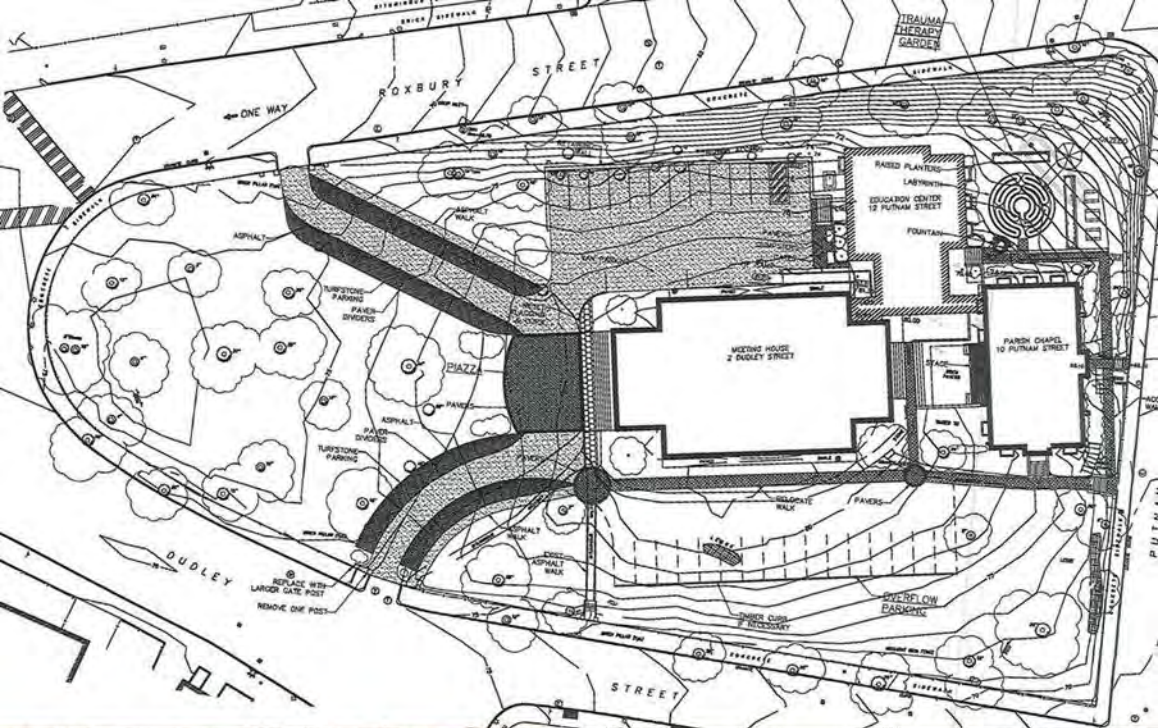
DEMOLITION PLAN

EC-1

DRAWING NO.

5. i. Hardscape and Paving Plan







BORFOL

ROSIE'S

12











73382

RENTAL

WASTE





REBUILD 4 PIERS,
ADD LANTERNS

CHIP SEAL DRIVE

STRUCTURAL LAWN
FOR OVERFLOW PARKING

GRANITE
COBBLE CURB

GRANITE
COBBLE CURB

GRANITE
COBBLE CURB

REPLACE WITH
LARGER GATE POST
ADD LANTERN

RESET GRANITE CURB
& BRICKS

REMOVE ONE POST

REBUILD POSTS,
ADD LANTERN
TO INNER POST

GRANITE CURB

BOLLARD PKG.
SPACE MARKERS

ASPHALT
WALK

ASPHALT
WALK

RESET CURB

BRICK
PAVERS

STRUCTURAL
LAWN

EXIST.
ASPHALT
WALK

EXIST.
ASPHALT
WALK

GRANITE
CURB

CATCH
BASIN

VAN PARKING

ASPHALT
WALK

RESET CURB

BRICK
PAVERS

BRICK
PAVERS

GRANITE
COBBLE CURB

GRANITE
COBBLE CURB

EXIST.
ASPHALT
WALK

EXIST.
ASPHALT
WALK

CHIP SEAL
PARKING LOT

CATCH
BASIN

VAN PARKING

ASPHALT
WALK

RESET CURB

BRICK
PAVERS

BRICK
PAVERS

GRANITE
COBBLE CURB

GRANITE
COBBLE CURB

EXIST.
ASPHALT
WALK

EXIST.
ASPHALT
WALK

SUBSURFACE
INFILTRATION SYSTEM

3'-6" CONC. BLOCK
RETAINING WALL

MOWER ACCESS

CONCRETE PAVERS

DUMPSTERS

80" T. GATES

FLUSH

FLUSH

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3'-6" CONC. BLOCK
RETAINING WALL

MOWER ACCESS

CONCRETE PAVERS

DUMPSTERS

80" T. GATES

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Top of Stone Foundation=82.96

PROPOSED RAMP
SEE ARCHITECTURAL PLANS

STONE GUTTER

MEETING HOUSE
2 DUDLEY STREET

MEETING HOUSE
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MEETING HOUSE
2 DUDLEY STREET

IRON STAIR
RAIL

REPLACE CONC.
PAVERS

EDUCATION CENTER
12 PUTNAM STREET

NEW STEPS

3'-6" RET. WALL

5' WOOD FENCE,
GALV. POSTS

BOLLARD

BOLLARD

BOLLARD

BOLLARD

BOLLARD

BOLLARD

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BOLLARD

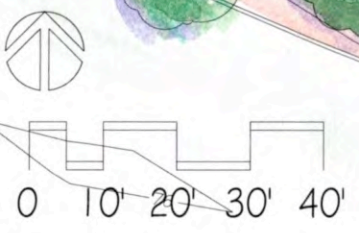
BOLLARD

BOLLARD

BOLLARD

BOLLARD

BOLLARD



30' SINGLE UNIT
VEHICLE

UNITANIAN UNIVERSALIST Urban Ministries
10 Putnam Street
Roxbury, MA

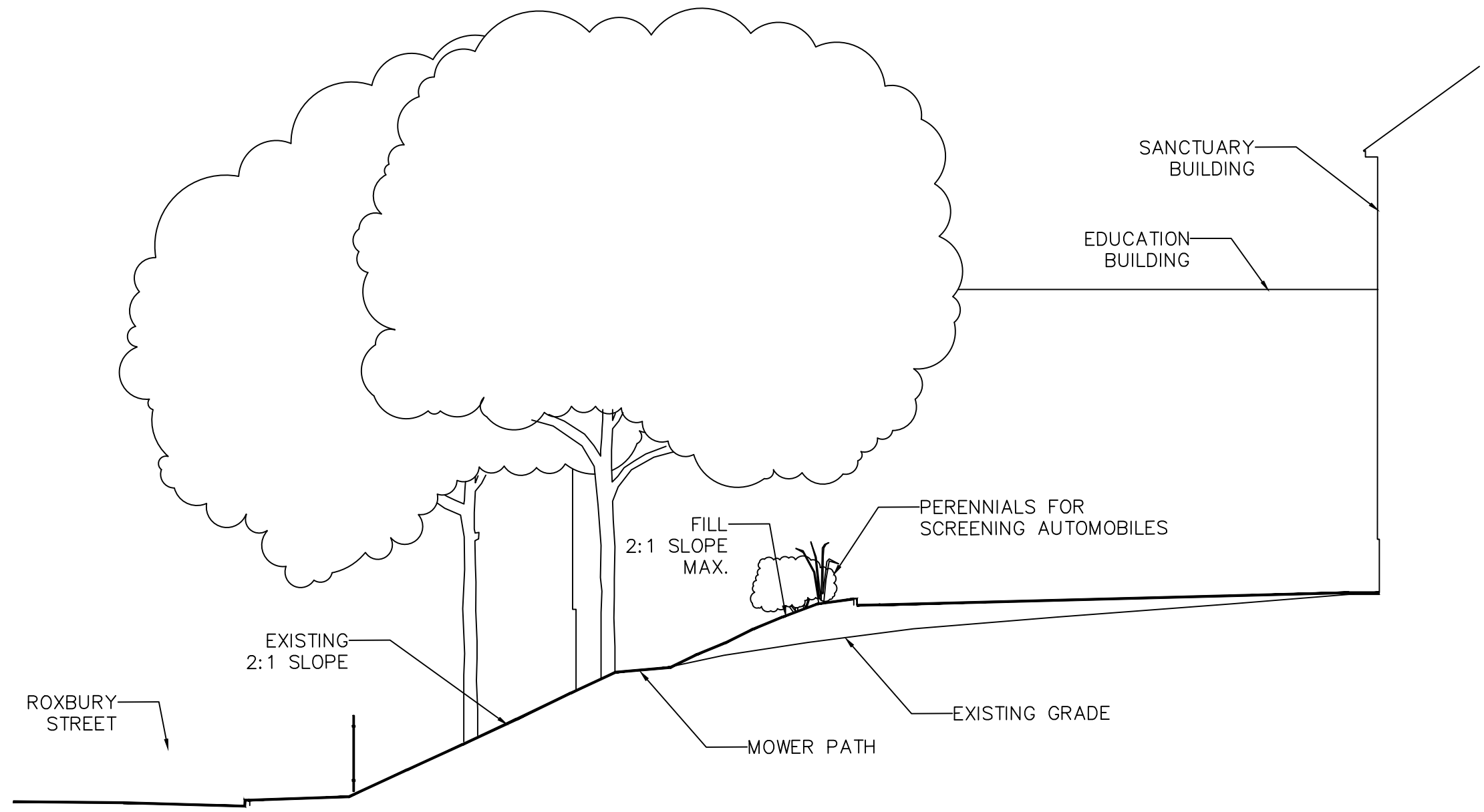
WEINMAYR JAY ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
760 MAIN STREET, WALTHAM, MA 02451
617.957.9733
jay@weinmayr.com

David A. Jay, MA Regist. No. 10119

FIRST CHURCH ROXBURY
SITE IMPROVEMENTS

DATE:	March 20, 2019
DRAWN:	D.A.J.
CHECKED:	D.A.J.
SCALE:	1"=10'

L-2
SCHEMATIC
PLANTING



Unitarian Universalist Urban Ministries
 10 Putnam Street, Roxbury, MA

WEINMAYRJAY ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 (617) 957-9733 DJAY@WEINMAYRJAY.COM

1st CHURCH ROXBURY

DATE: April 11, 2019

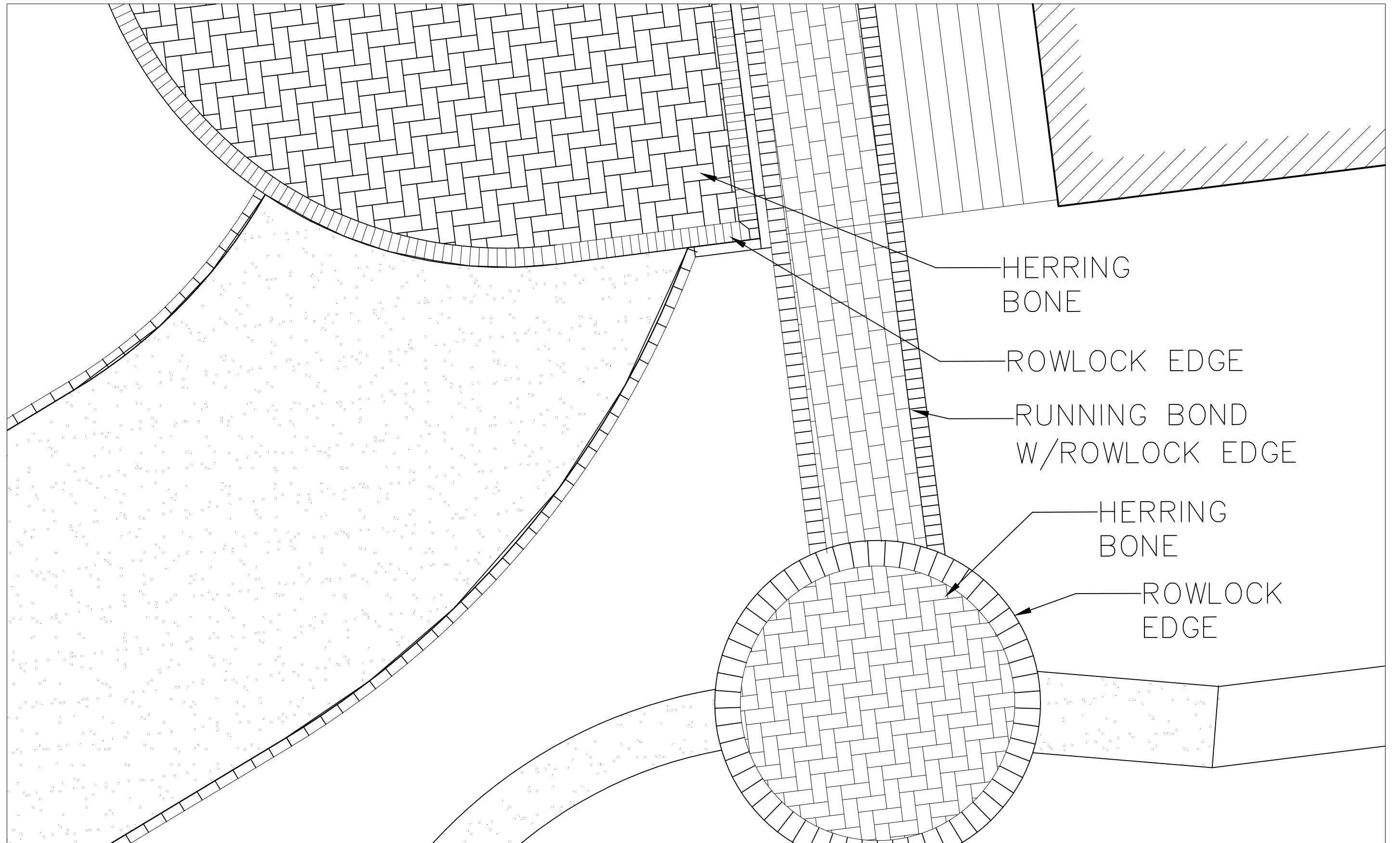
DRAWN: DAJ

SCALE: 1"=10'

PARKINGLOT
 SECTION

L-3

DRAWING NO.





Leash your Dog
Scoop the Poop
We all share
this space

Parking
UU Urban Ministry
and Guests

UNIVERSITY
MINISTRY
in Roxbury
... Works?
... in Roxbury
... in the State
... a matching
... Preservation
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... of the Commone
... edities, Chairman
... zonalist Urban M
... and Andrea Gil
... Avenue Restora
... ading: in Georg





5. ii. Trash and Dumpster Area



73382

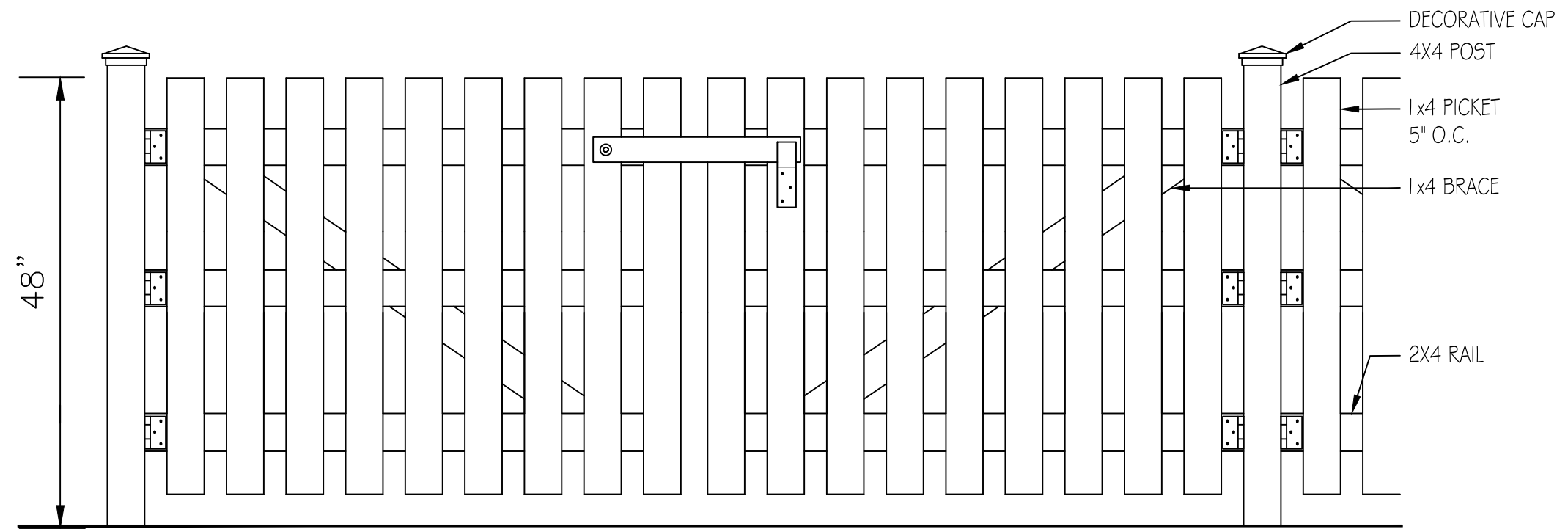
RENTAL

WASTE

5157
JET-A-WAY
617-541-4009

ONLY

1788
RECYCLE
JET-A-WAY
617-541-4009



ALL WOOD TO BE CEDAR



5. iii. Accessible Ramp







PROJECT: **Project Name**
PROJECT ADDRESS: **UUUM ADA Renovation**
10 Putnam St
TAX ASSESSOR PARCEL #: **1402925000**
ARCHITECT + GC: **Placetaylor Inc.**
100A WARREN ST
SUITE 3
ROXBURY MA 02119

CLIENT: **UUUM**
10 Putnam St
Roxbury MA
02119

DATE: **02/07/2017**

PUBLIC LANDMARKS COMMISSION SUBMISSION

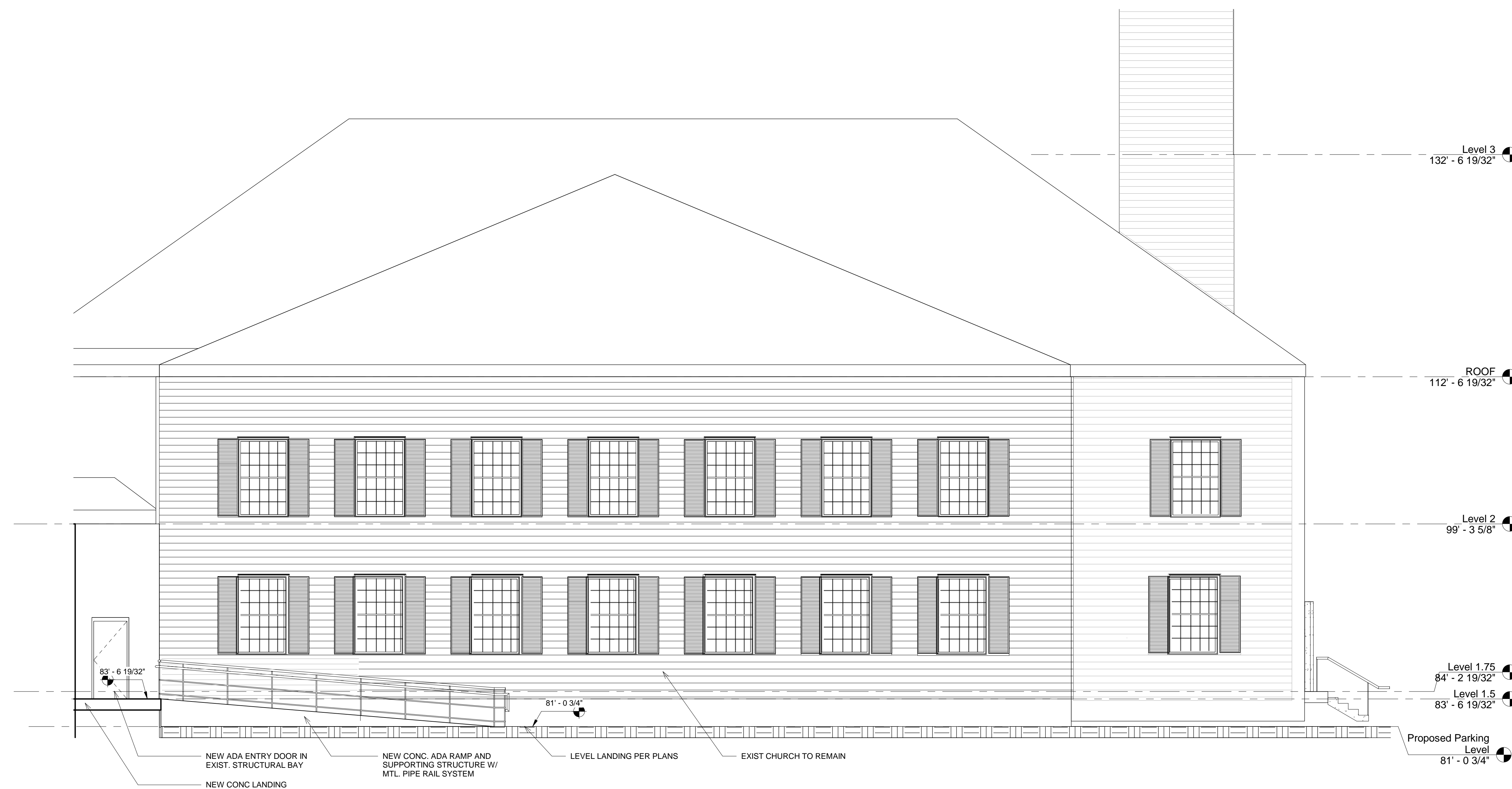
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3/20/2019 12:22:34 PM

North Elevation

A.301

3/20/2019 12:22:34 PM



① NORTH ELEVATION
3/16" = 1'-0"



PROJECT: **Project Name**
UUUM ADA Renovation
 10 Putnam St

PROJECT ADDRESS: **UUUM ADA Renovation**
 10 Putnam St

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ARCHITECT + GC: **Placetaylor Inc.**
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CLIENT: **UUUM**
 10 Putnam St
 Roxbury MA
 02119

DATE: **02/07/2017**

PUBLIC LANDMARKS COMMISSION SUBMISSION

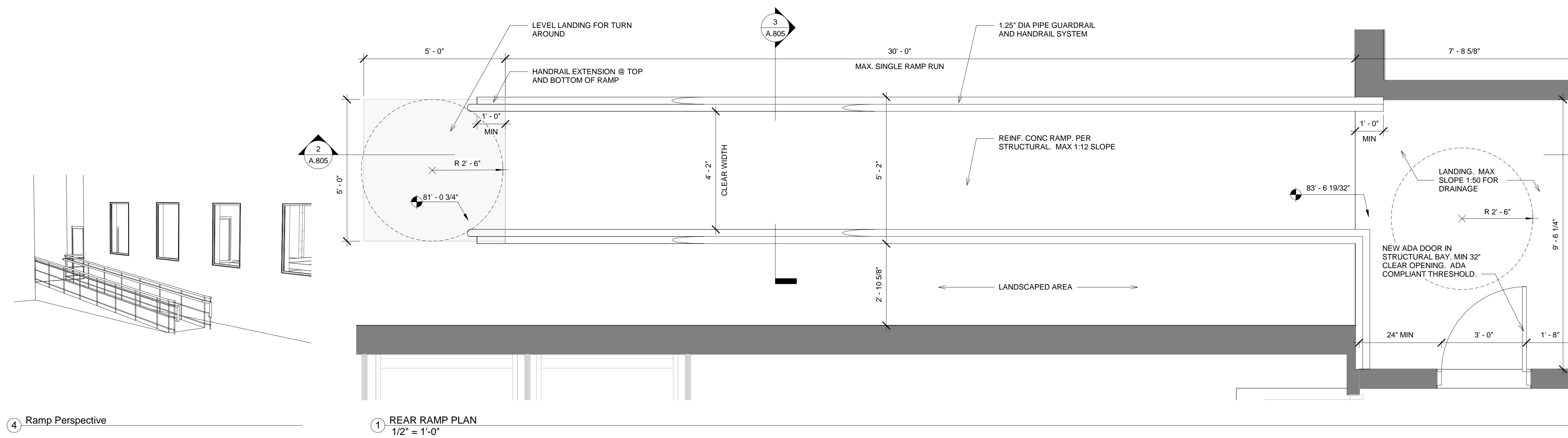
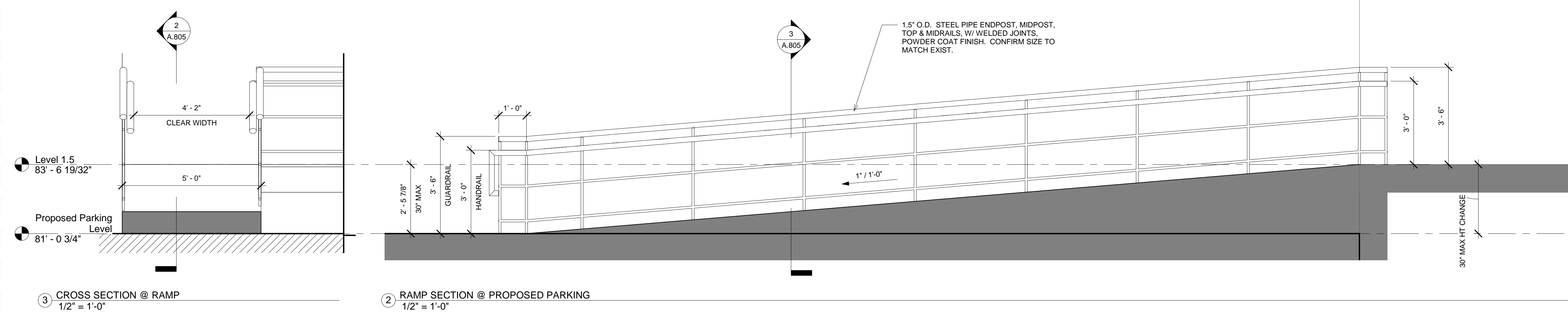
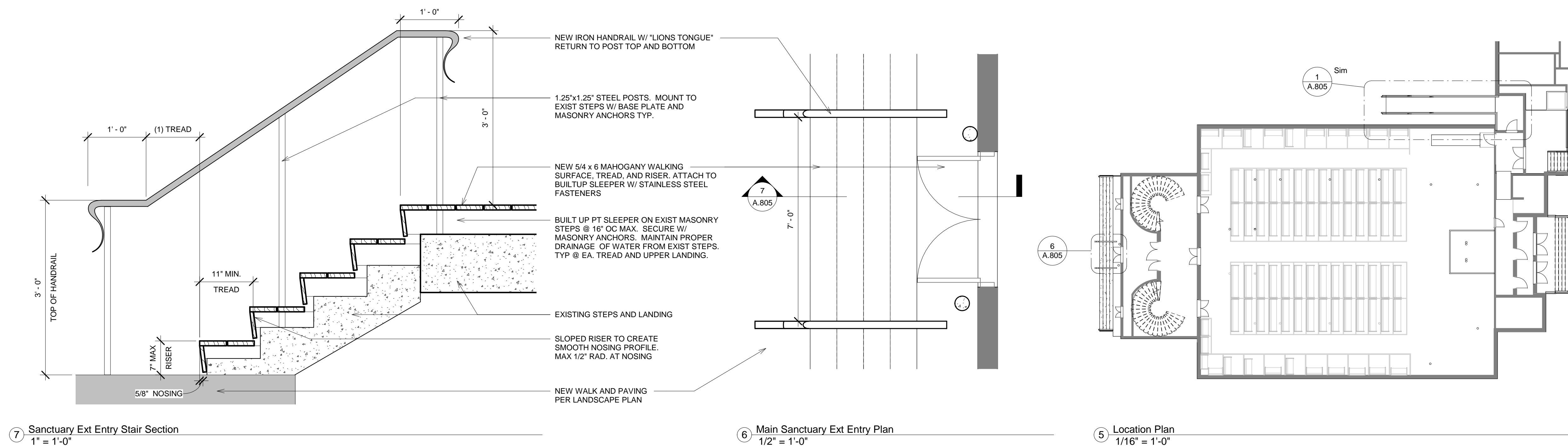
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EXTERIOR EGRESS DETAILS

A.805

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5. iv. Brownstone Steps









PROJECT: **Project Name**
 UUUM ADA Renovation
 10 Putnam St

TAX ASSESSOR PARCEL #: 1402925000

ARCHITECT + GC: **Placetaylor Inc.**
 100A WARREN ST
 SUITE 3
 ROXBURY MA 02119

CLIENT: **UUUM**
 10 Putnam St
 Roxbury MA
 02119

DATE: 02/07/2017

**PUBLIC
 LANDMARKS
 COMMISSION
 SUBMISSION**

MARK	DATE	DESCRIPTION

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North Elevation

A.301

3/20/2019 12:22:34 PM



① NORTH ELEVATION
 3/16" = 1'-0"



PROJECT: **Project Name**
UUUM ADA Renovation
 10 Putnam St
 TAX ASSESSOR PARCEL #: **1402925000**
 ARCHITECT + GC: **Placetaylor Inc.**
 100A WARREN ST
 SUITE 3
 ROXBURY MA 02119

CLIENT **UUUM**
 10 Putnam St
 Roxbury MA
 02119

DATE: **02/07/2017**

PUBLIC LANDMARKS COMMISSION SUBMISSION

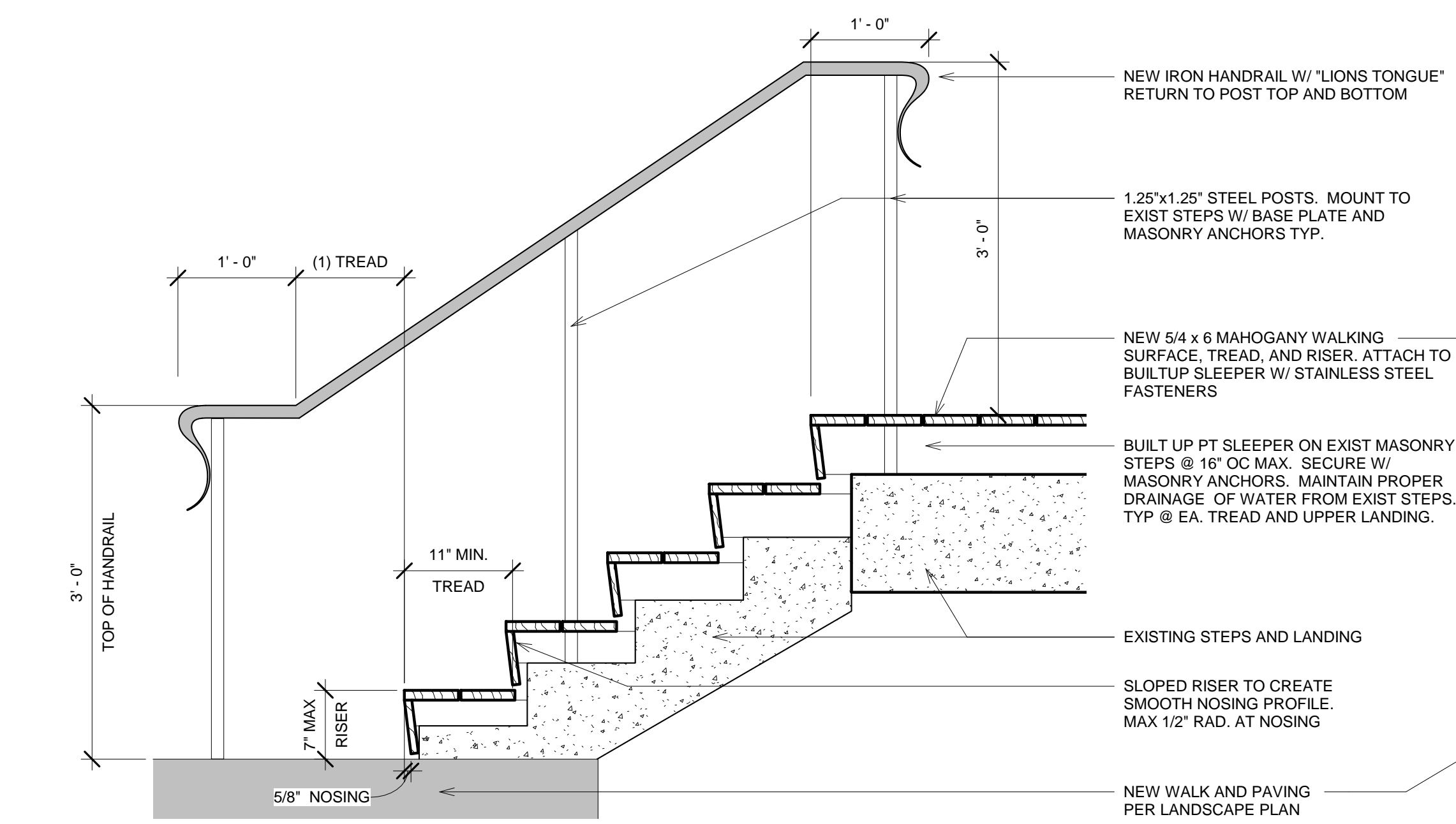
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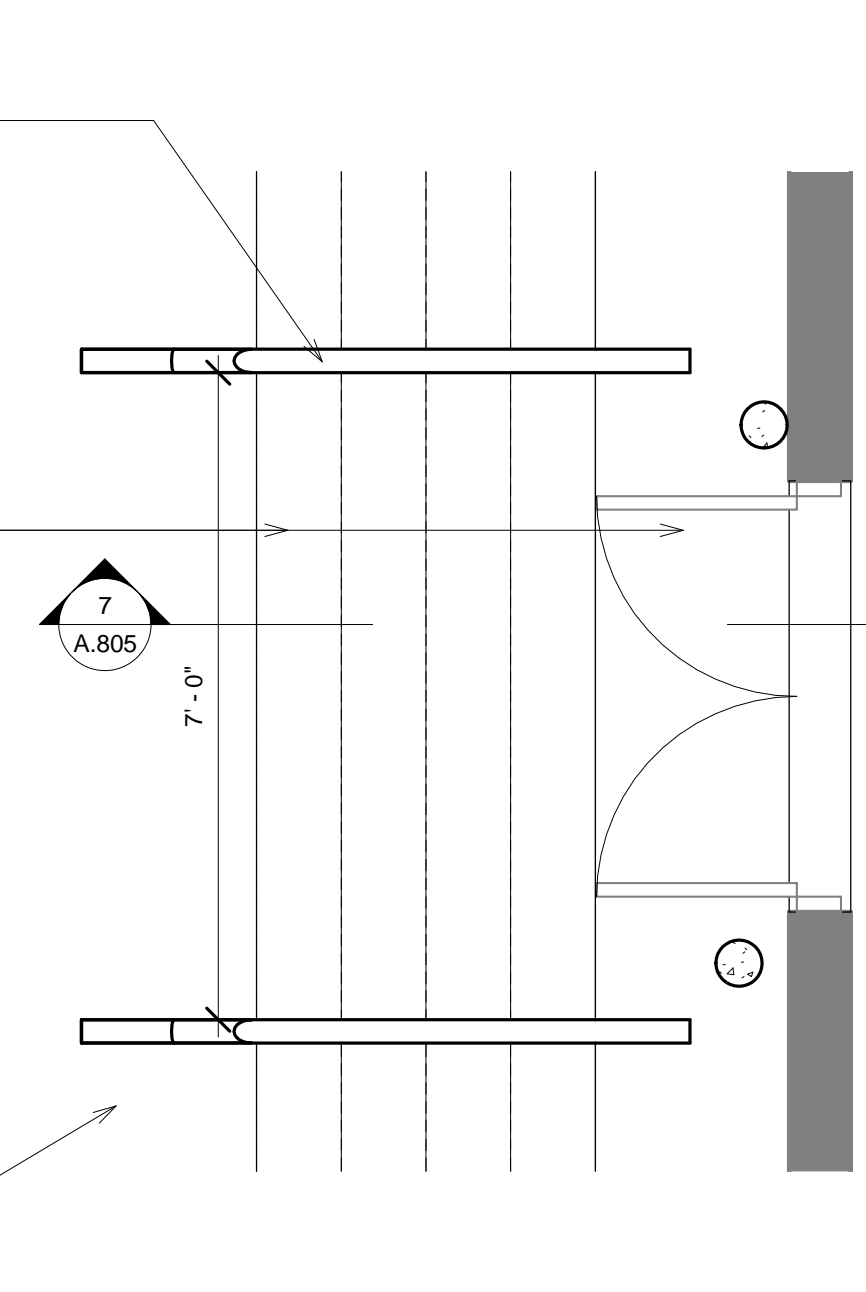
EXTERIOR EGRESS DETAILS

A.805

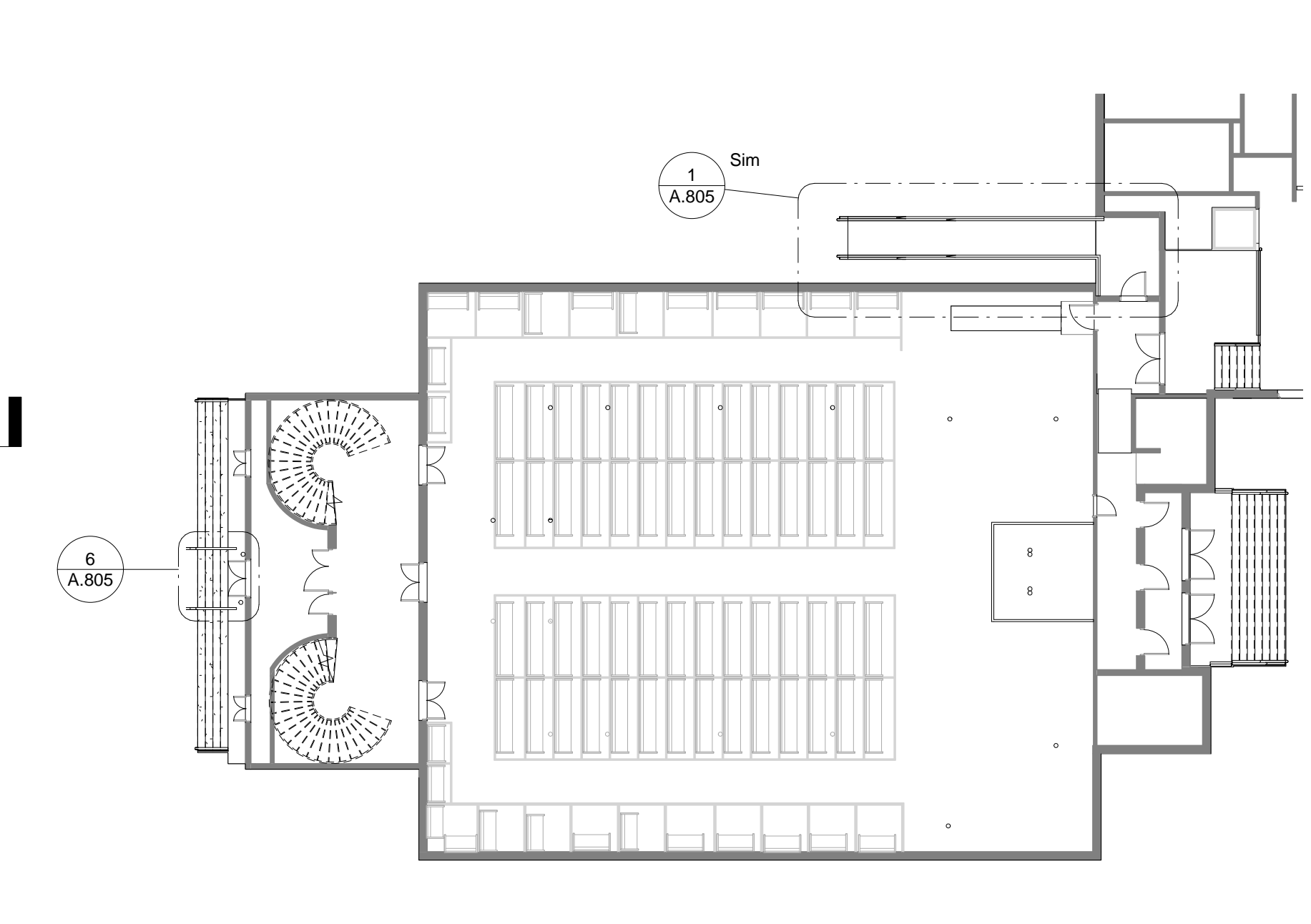
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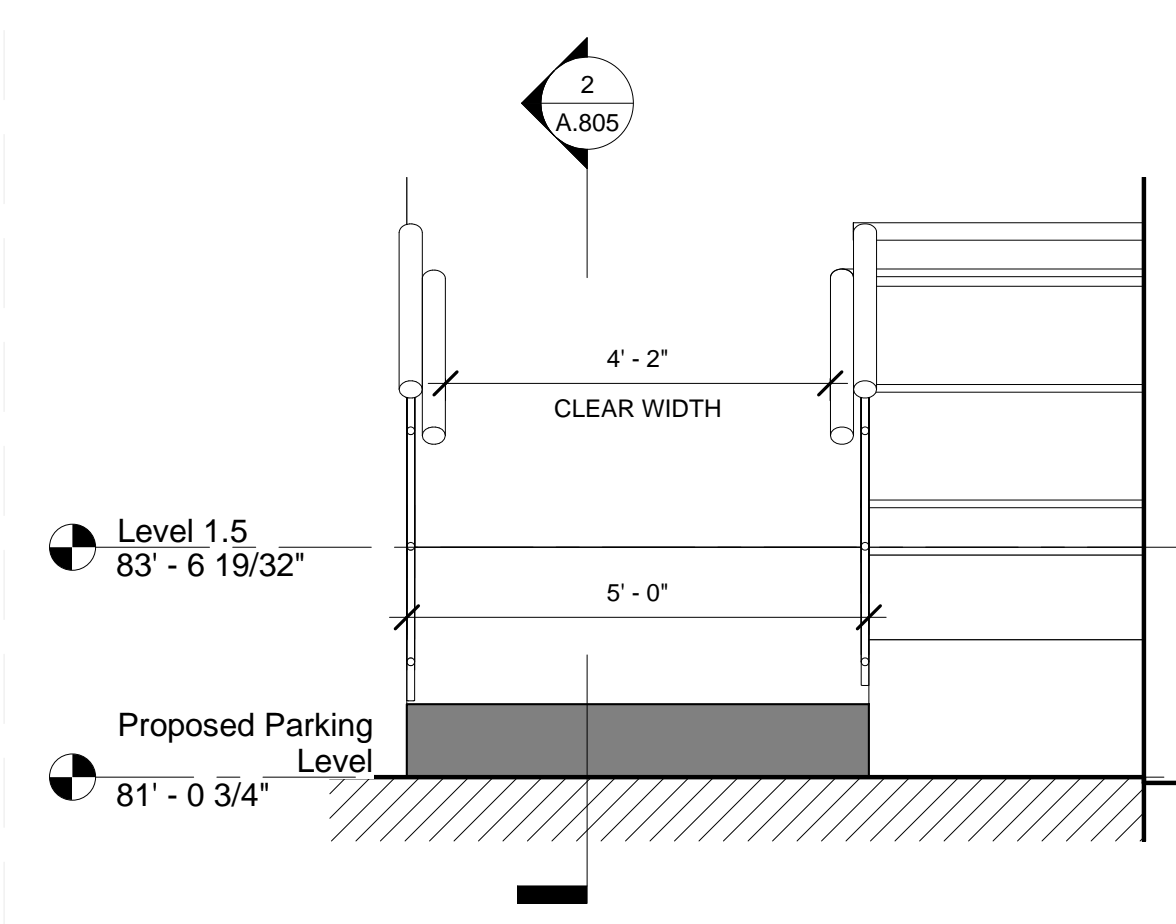
7 Sanctuary Ext Entry Stair Section
 1" = 1'-0"



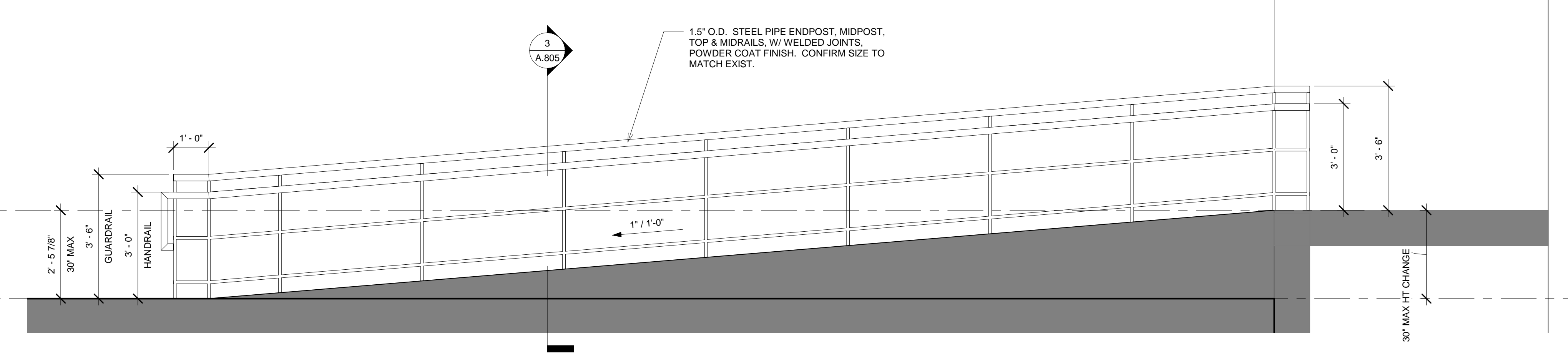
6 Main Sanctuary Ext Entry Plan
 1/2" = 1'-0"



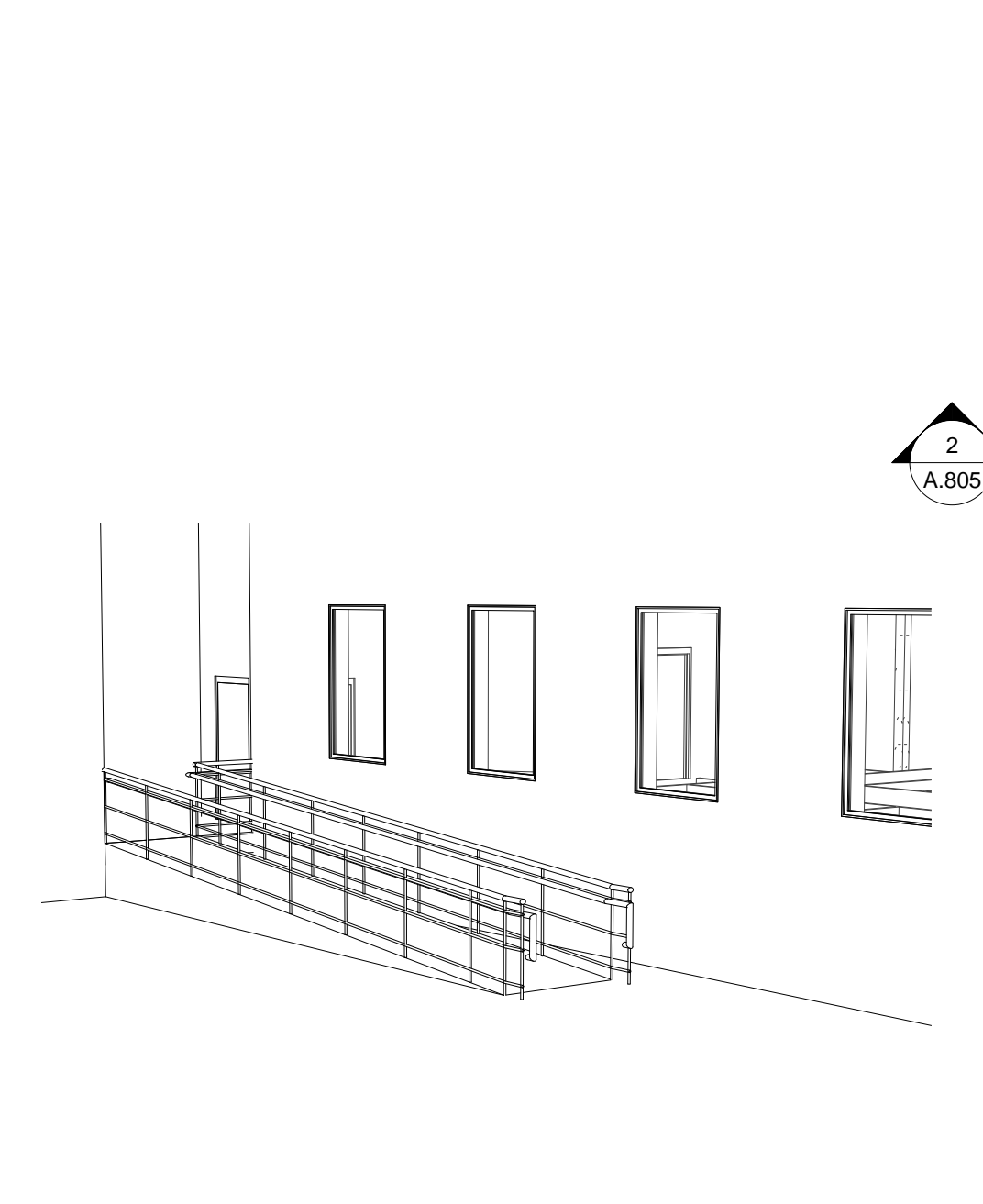
5 Location Plan
 1/16" = 1'-0"



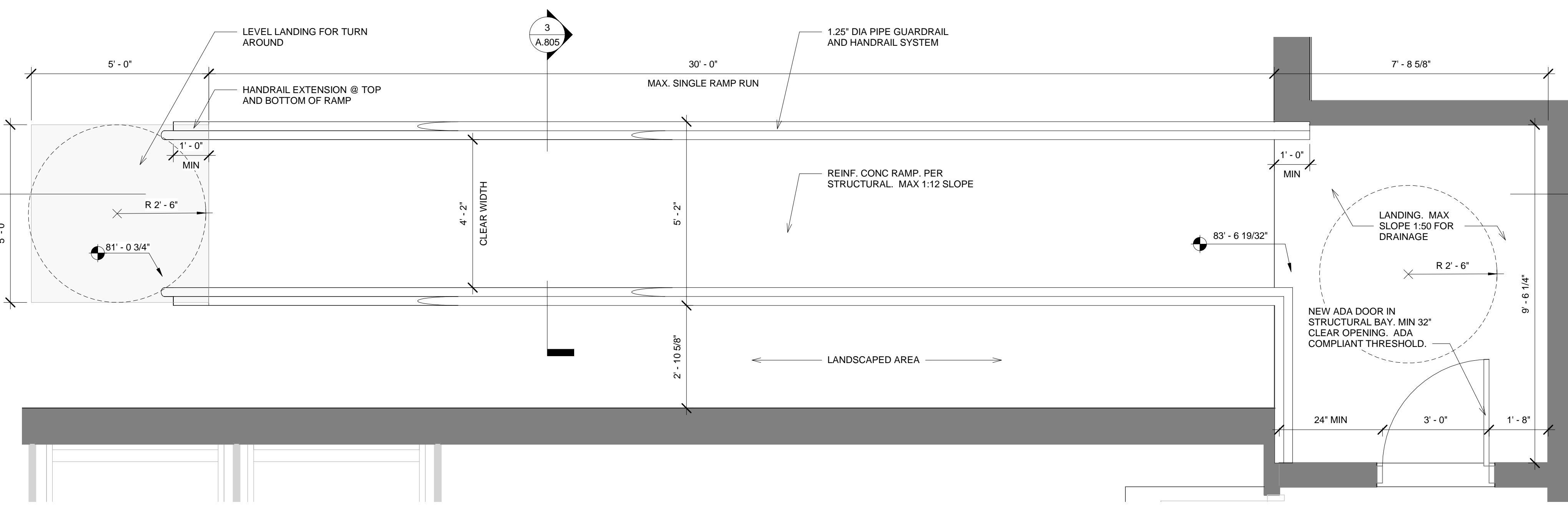
3 CROSS SECTION @ RAMP
 1/2" = 1'-0"



2 RAMP SECTION @ PROPOSED PARKING
 1/2" = 1'-0"



4 Ramp Perspective



1 REAR RAMP PLAN
 1/2" = 1'-0"



PROJECT:
UUUM ADA UPGRADES
 PROJECT ADDRESS: **UUUM ADA Renovation**
 10 Putnam St
 TAX ASSESSOR PARCEL #: **1402925000**
 ARCHITECT + GC: **Placetaylor Inc.**
 100A WARREN ST
 SUITE 3
 ROXBURY MA 02119

CLIENT: **UUUM**
 10 Putnam St
 Roxbury MA
 02119

DATE: **02/07/2017**

PUBLIC LANDMARKS COMMISSION SUBMISSION

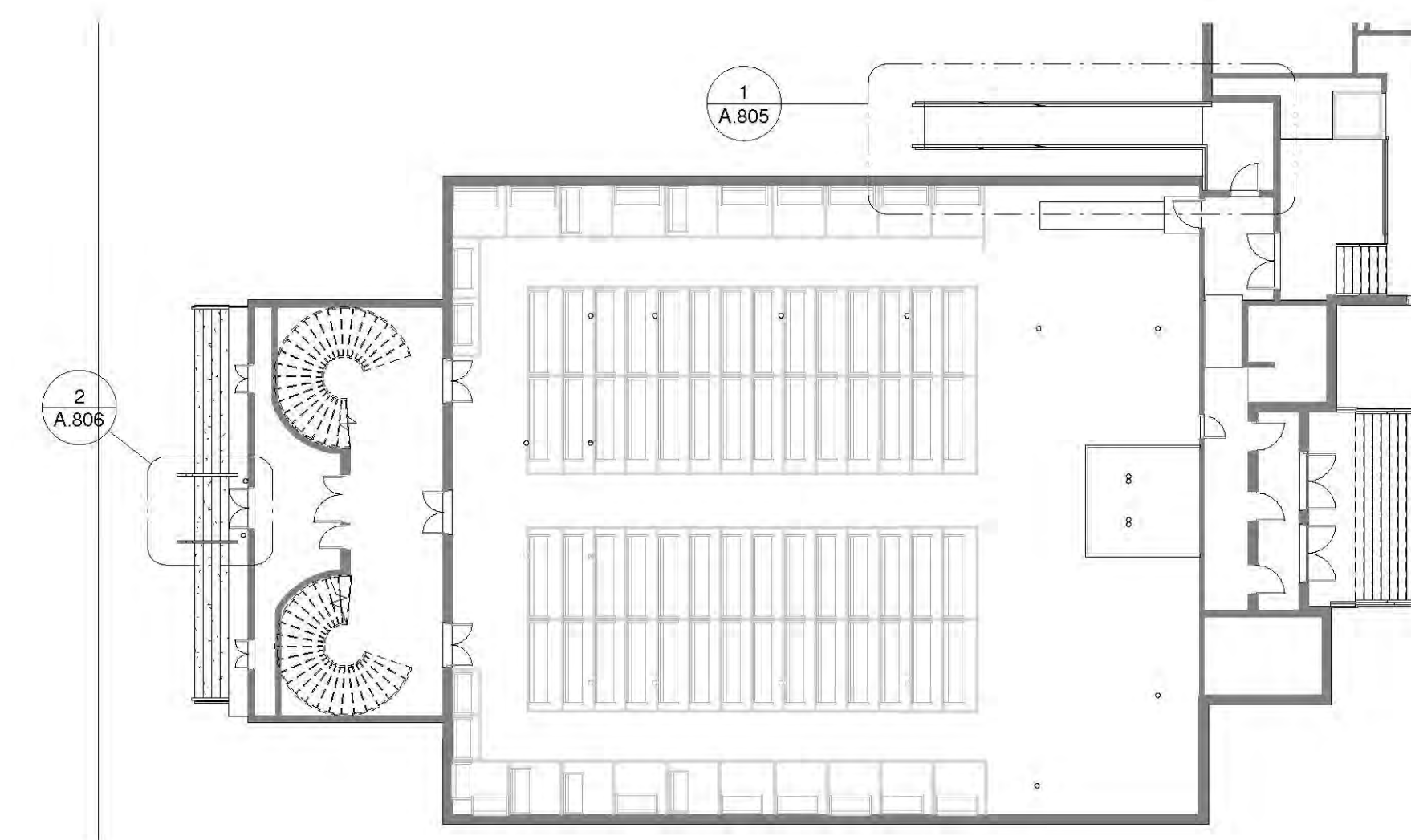
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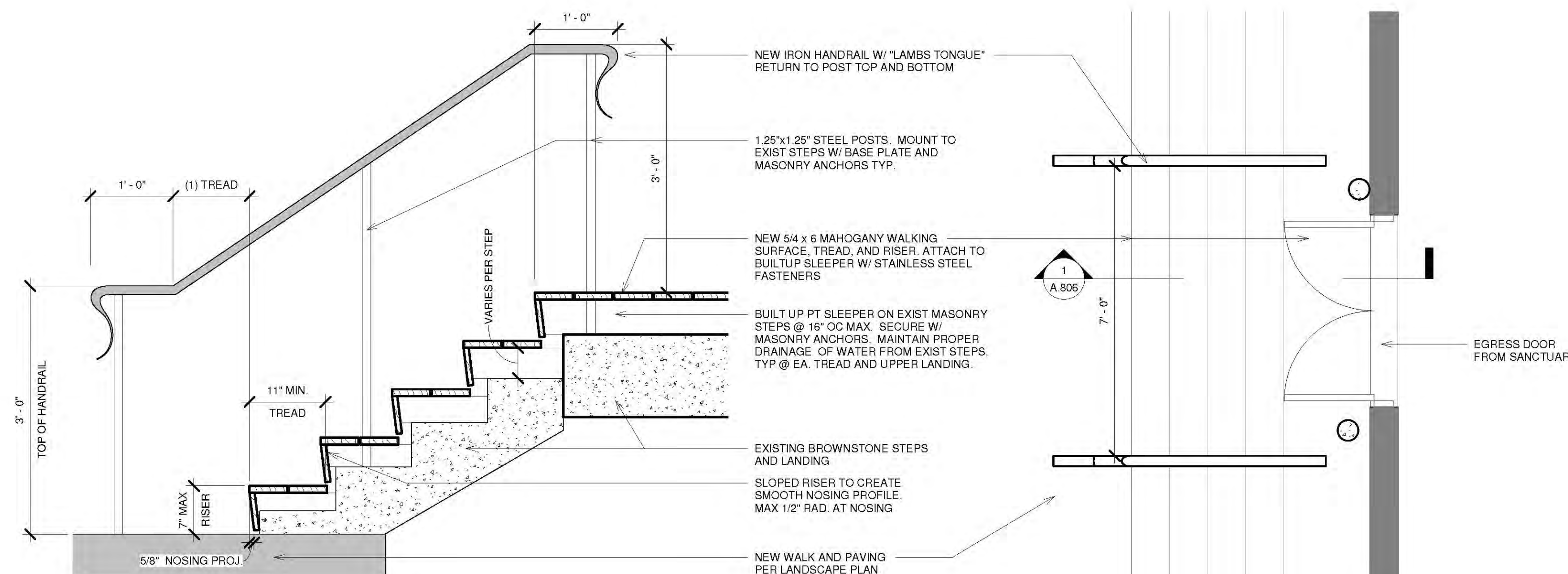
Exterior Stair Details

A.806

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3 Stair Location Plan
 1/16" = 1'-0"



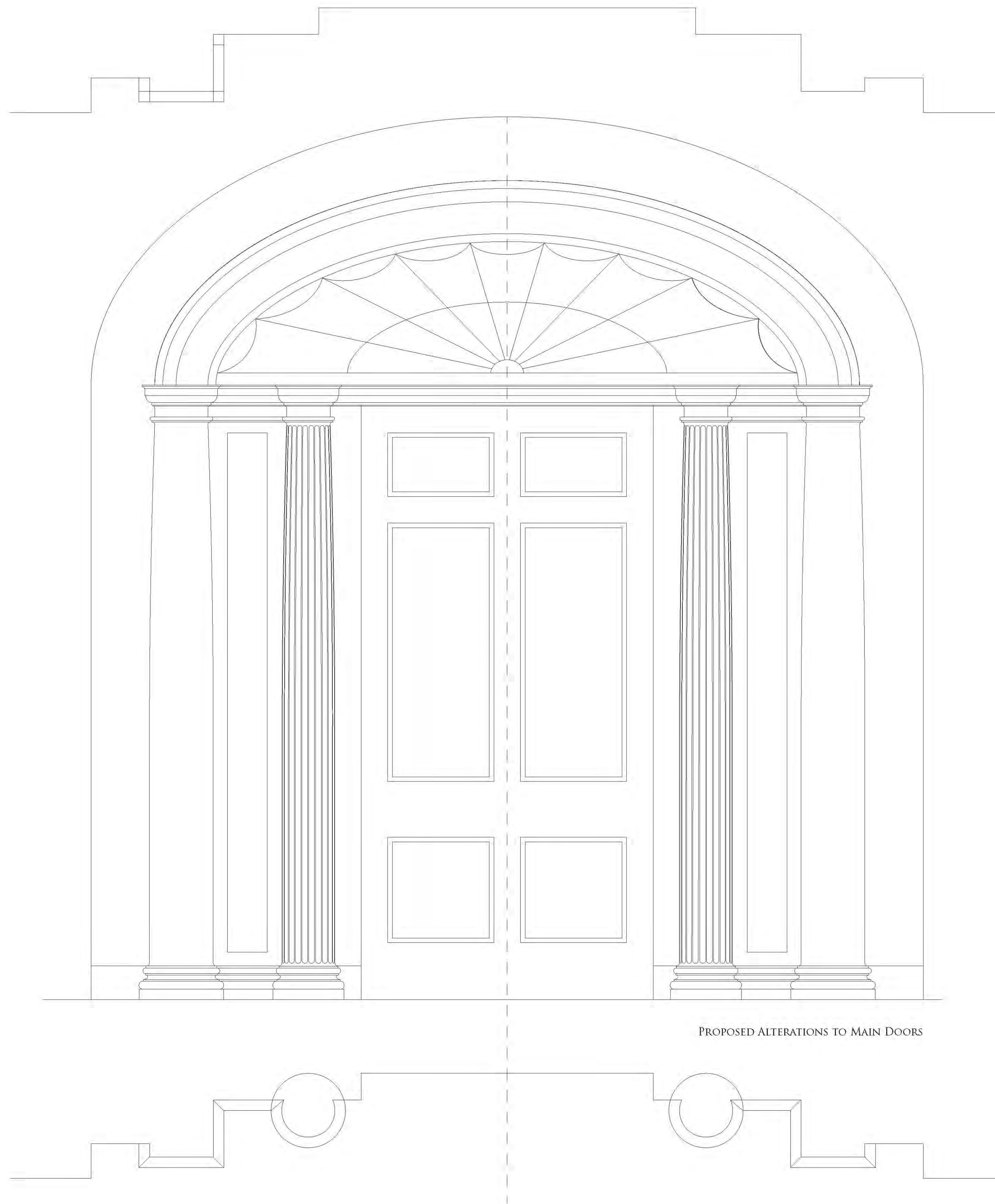
1 Sanctuary Ext Entry Stair Section
 1" = 1'-0"

2 Main Sanctuary Ext Entry Plan
 1/2" = 1'-0"

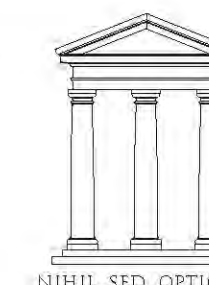
5. v. Front Entry Door







PROPOSED ALTERATIONS TO MAIN DOORS



J. P. MORIARTY & CO. INC.
RESTORATION MILLWORK

22 CLIFTON STREET
SOMERVILLE, MA 02144

TEL: 617-628-3000 FAX: 617-623-7912

PROJECT NAME

FIRST CHURCH ROXBURY

BUILDER

ARCHITECT

DESIGNER

DESIGNER

DRAWING TITLE

MAIN DOOR

DRAWING INFORMATION

SCALE: 1" = 12" OR AS NOTED

ISSUE DATE: MARCH 1, 2019

DRAWN BY: JPM

CHECKED BY:

REVISIONS:

FILE NAME

JOB NUMBER

DRAWING NUMBER

D 1

5. vi. Entry Gates



CATALYST

EX/UNAS

THIS IS B

CAPITLONE



GET TO THE NATIONAL BEST SAVINGS RATES IN 5 MINUTES



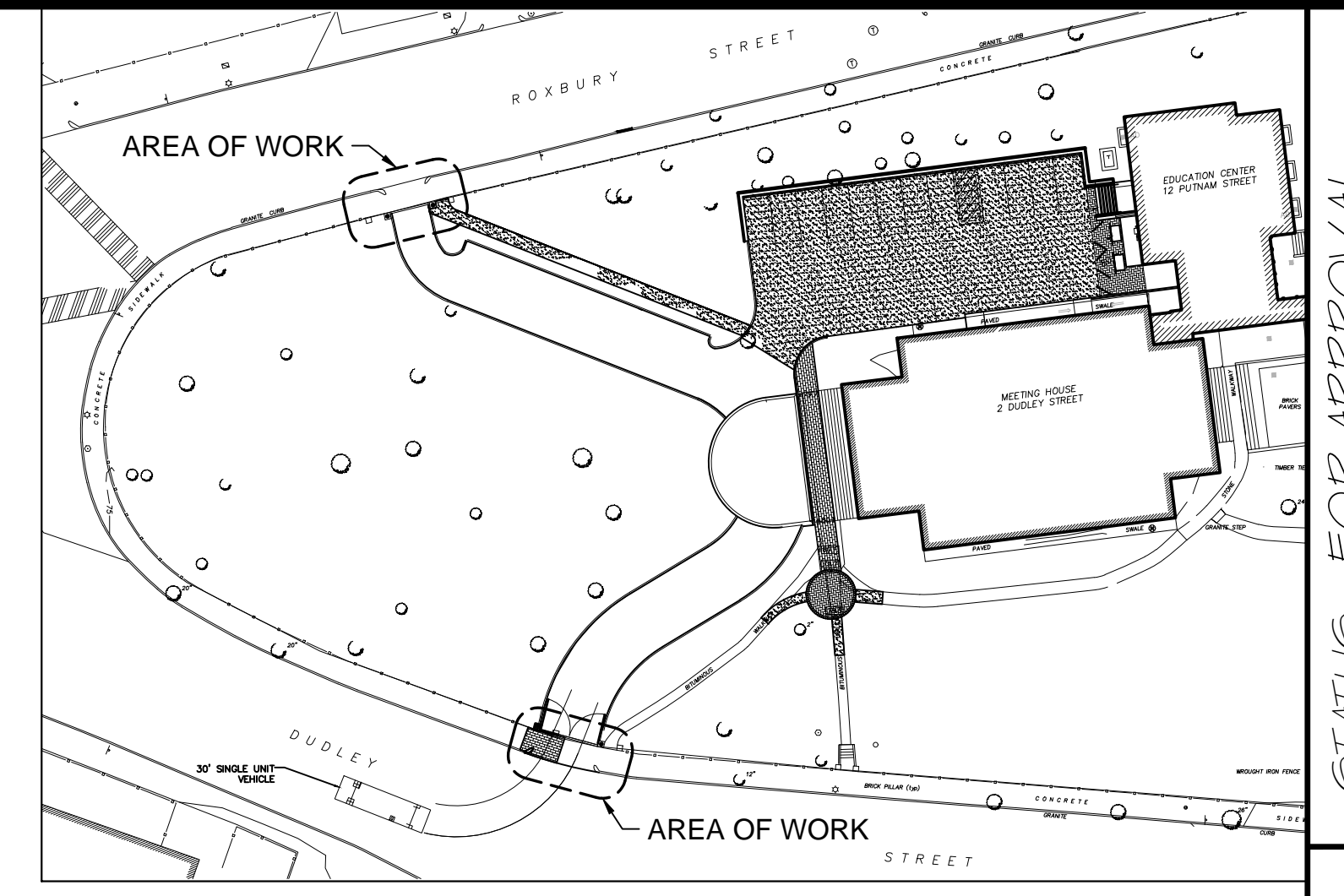


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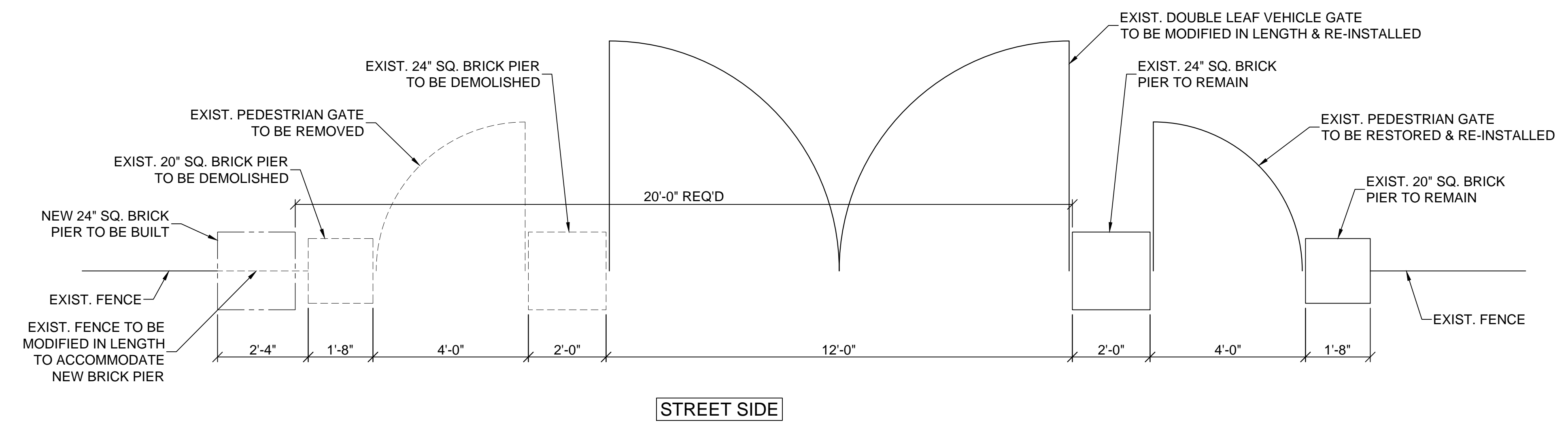
ITEM: GATE RESTORATION

JOB: FIRST CHURCH ROXBURY

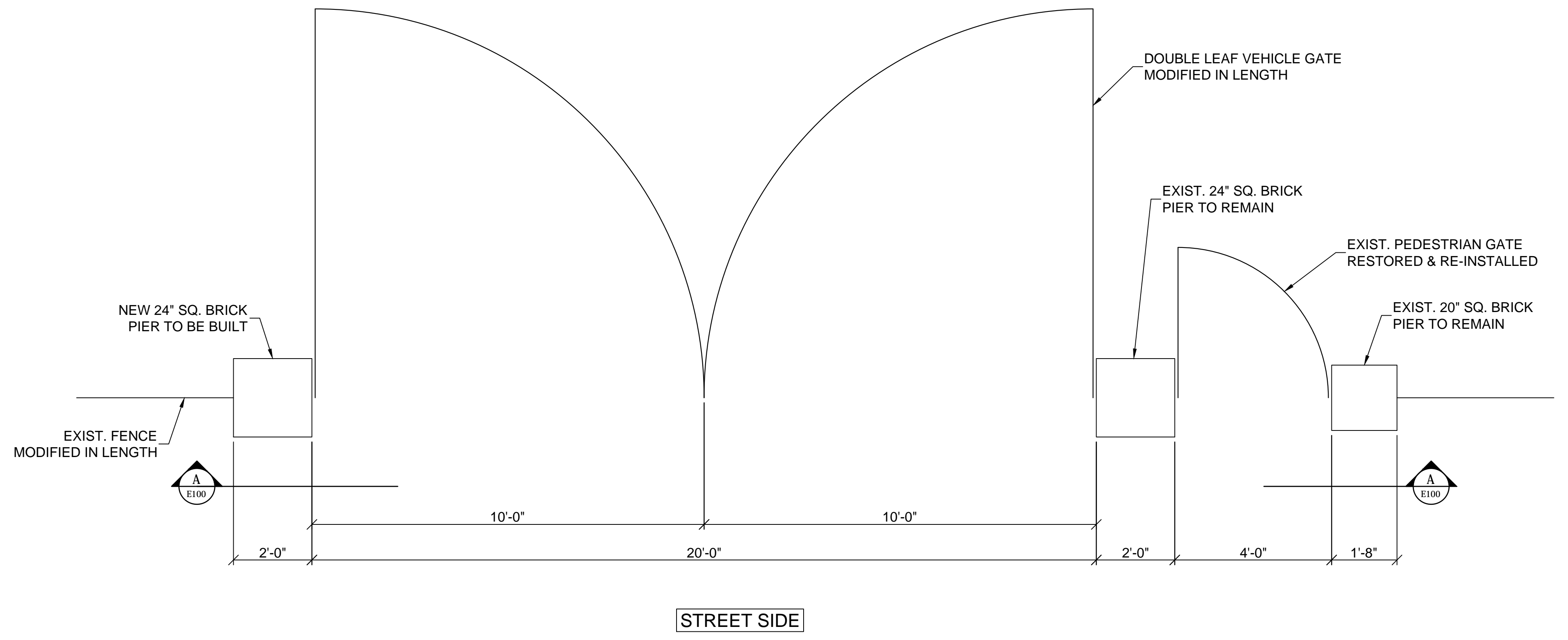
JOB#:



KEY PLAN



PLAN VIEW OF EXISTING GATE MODIFICATION
2 LOCATIONS



PLAN VIEW AT FINISHED MODIFIED GATE

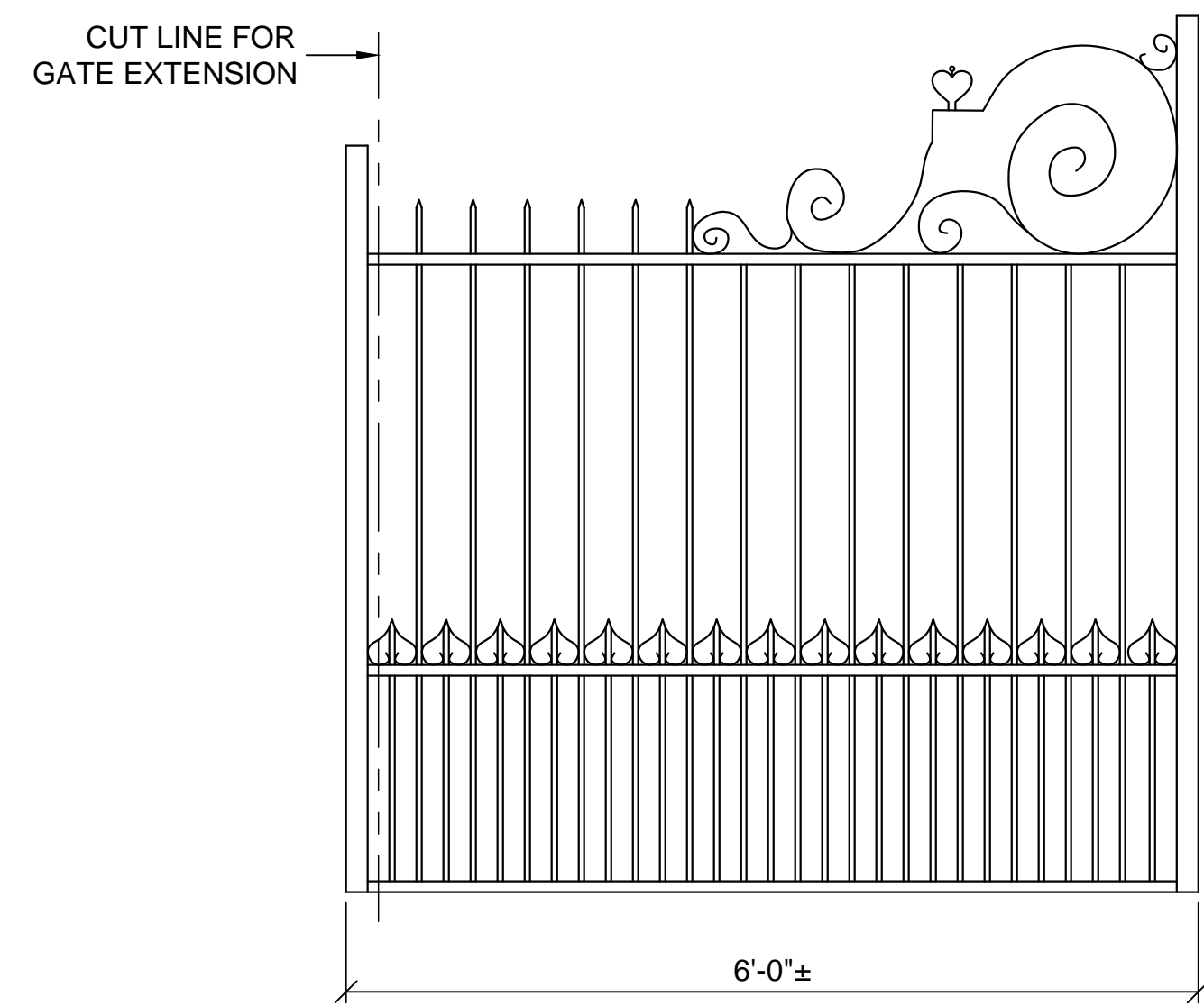
REVISIONS		
REV #	DATE	DESCRIPTION
0	3/13/19	FOR APPROVAL

SHOP FINISHES	
PASTE COAT:	
PAINTED TO MATCH EXISTING	
MID COAT:	
TOP COAT:	

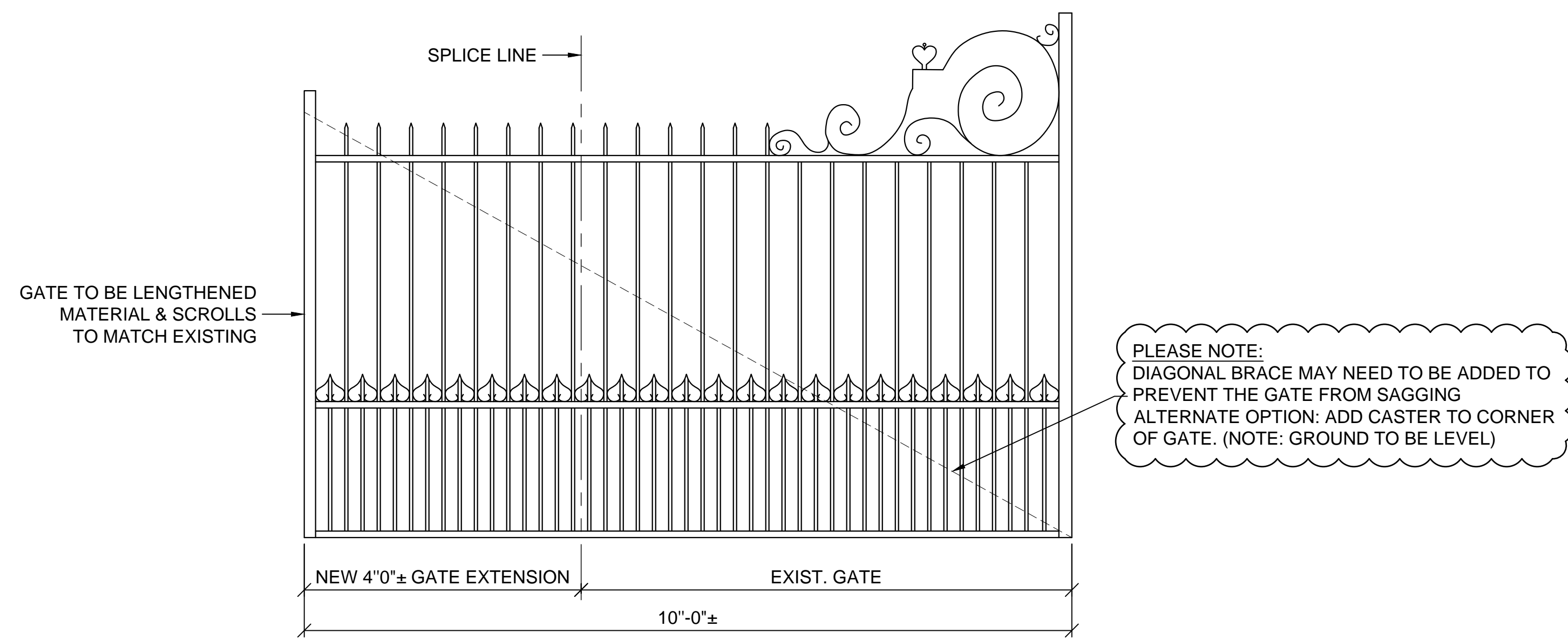
SHOP NOTES	
HOLES:	UON
WELDS:	
BOLTS:	UON

DeAngelis
FABRICATION | RESTORATION
 PO Box 350 · 305 Depot Street · South Easton, MA 02375
 t: 508.238.4310 · info@deangelisiron.com

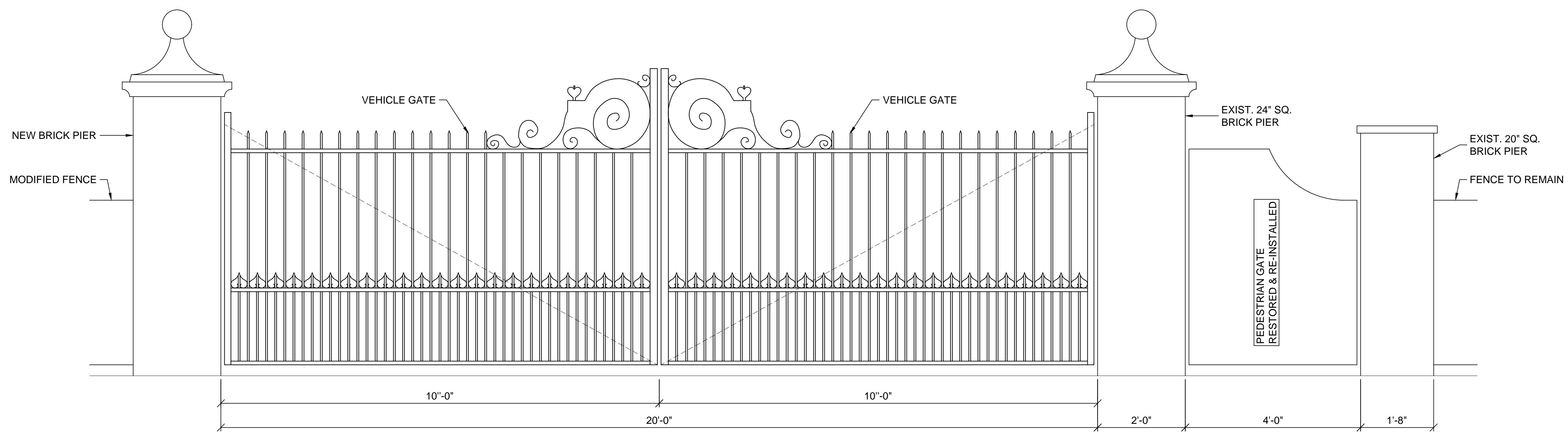
CLIENT: ANDREA GILMORE	
JOB: FIRST CHURCH ROXBURY	
DRAWN BY: MAC	CHECKED BY: HMD
SCALE: AS SHOWN	DATE: 3/13/19
TITLE: GATE RESTORATION	
JOB#:	DRAWING#: E100



EXISTING VEHICLE GATE LEAF ELEVATION



MODIFIED VEHICLE GATE LEAF ELEVATION



"A-A" - ELEVATION OF FINISHED MODIFIED VEHICLE GATE

REVISIONS		
REV #	DATE	DESCRIPTION
0	3/13/19	FOR APPROVAL

SHOP FINISHES	
PRIME COAT:	PAINTED TO MATCH EXISTING
MID COAT:	
TOP COAT:	

SHOP NOTES	
HOLES:	UON
WELDS:	
BOLTS:	UON

DIW
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CLIENT: ANDREA GILMORE	
JOB: FIRST CHURCH ROXBURY	
DRAWN BY: MAC	CHECKED BY: HMD
SCALE: AS SHOWN	DATE: 3/13/19
TITLE: GATE RESTORATION	
JOB#:	DRAWING#: E101

STATUS: FOR APPROVAL

ITEM: GATE RESTORATION

JOB: FIRST CHURCH ROXBURY

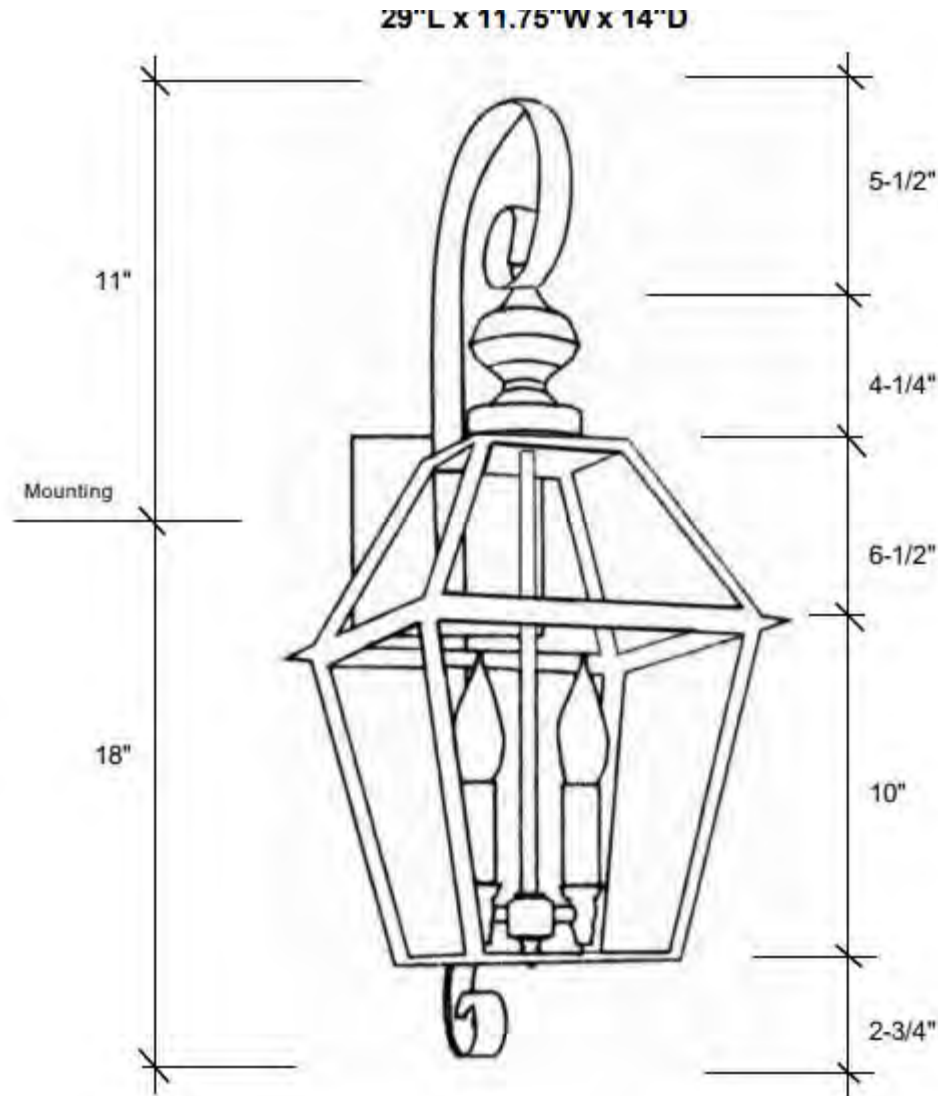
JOB#:

5. vii. Lights





1



11.75" W X 29" H
14" EXT
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2



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3

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June 1, 2018

First Church of Roxbury
10 Putnam Street
Roxbury, Ma. 02119

RE: Site Pier demo and Rebuild @ Driveway entrances

Dear Andrea,

We are pleased to submit herewith our proposal for the brick pier demo and rebuild per our scope review on May 22, 2018 at the above mentioned project in the lump sum of Seventy Nine Thousand Nine Hundred Ninety Dollars.....\$79,990.00

We propose the following scope of work:

- Demo 8 brick piers at the entrance gates
- Demo the existing 8 footings
- Form and pour 6 new footings in new layout locations
- Build 6 new brick piers with double wythe of brick
- Supply and install 6 new precast caps
- Wash new brick piers
- Dispose of old materials
- Labor and equipment required for excavating for demo and pouring of new footings
- Projected work to be in Spring 2019

Exclusions:

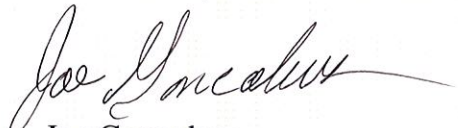
- Layout and Control
- Performance and payment Bonds
- Premium Time of Shift work
- Permits
- Police Details

Add Alt #1: Cut and point both Brownstone stairs..... \$9,870.00

- Cut existing mortar out of both sets of Brownstone stairs at the entrances to church
- Point both sets of stairs with Type N mortar
- Wash stairs after reporting has cured

Please feel free to contact me if you have any questions or require any further information on this proposal

Regards,
Phoenix Bay State Construction Co, Inc.


Joe Goncalves



FABRICATION | RESTORATION

May 5, 2017

Ms. Andrea Gilmore
c/o First Church Roxbury UUUM
10 Putnam St.
Roxbury, MA 02119

RE: Gate Restorations and Fence Repairs

Dear Andrea,

I am pleased to present the following proposal for the restoration of the existing ornamental iron gates as recently reviewed on site.

Following is the protocol that we would recommend for a comprehensive restoration:

- Tag and document/catalogue location of each set of gates scheduled for restoration (to include comprehensive photo documentation)
- Remove all existing iron work and transport to DeAngelis Iron Work, Inc. in South Easton, MA
- Sandblast all components to bare metal and dispose of lead contaminated materials in an environmentally safe manner
- Remove all mechanical connectors that have deteriorated and replace with new stainless steel hardware.
- Remove all portions of ironwork and ornamentation that have deteriorated to less than 85% of their original dimension and replace with new. Note that all welding used in repairs shall be applied to beveled joints and ground invisible
- Manufacture and install new, custom cane bolts to replace damaged / missing cane bolts
- Manufacture and install new “hold-open” devices where required
- Apply premium paint system consisting of one coat zinc rich primer, one coat hi-build epoxy, and one coat aliphatic urethane finish paint. **(Note: This paint system is the same system applied to the fence and gates surrounding Harvard Yard when they were restored in the late 80's early 90's.)**
- Reinstall restored components and touch up finish paint.
- Adjust gates for proper operation.

Budget Cost for Restoration of Gate Assemblies on Dudley St. per above protocol: \$62,500.00

- Includes (1) large double-swing vehicular gate and (2) smaller single-swing pedestrian gates ((1) gate on either side of double gate).

Budget Cost for Restoration of Gate Assemblies on Roxbury St. per above protocol: \$55,000.00

- Includes (1) large double-swing vehicular gate and (2) smaller single-swing pedestrian gates ((1) gate on either side of double gate).



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Budget Cost for Restoration of (1) Double-Swing Pedestrian Gate on Dudley St. per above protocol: \$8,000.00

- Includes (1) double-swing pedestrian gate on Dudley St. (across from Bartlett St.).
- Each Gate leaf is approx. 2' wide for a total width of approx. 4 ft.

Budget Cost for Restoration of (1) Double-Swing Pedestrian Gate on Putnam St. per above protocol: \$11,500.00

- Includes (1) double-swing pedestrian gate on Dudley St. (across from Bartlett St.).
- Each Gate leaf is approx. 4' wide for a total width of approx. 8 ft.

We also walked the fence line to see if any repairs were required to the fence itself. There were a few bent pickets that could use straightening but not many. Many diagonal braces were bent and / or showed signs of material loss of section. The deterioration / loss of section is occurring at the bottom of the braces (where snow / wet leaves create an environment of extended periods of moisture up against the braces).

Fortunately, the majority of the braces that show some evidence of deterioration are still very much structurally sound – This is something to monitor in the future. Continued application and maintenance of paint at these locations will go a long way toward stabilizing the deterioration.

At present, I would budget something like \$10,000.00 for in situ repairs to the fencing – could be more or could be less. A lot depends on where the line is drawn between repairing/replacing diagonal braces and which braces will simply be prepped and painted. Please note that the \$10,000.00 budget is merely for repair work and would not include prep and painting of existing fencing.

Please also note that we have not included any monies for site, masonry, or landscaping work that may be required. We have also assumed that no temporary fencing will be required while the gates are off-site.

As always, do not hesitate to call with any questions or concerns that you may have. Thank you for the opportunity to provide a proposal for the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Connelly", written over a blue line.

Christopher S. Connelly
Principal