

FINAL REPORT

CRANBERRY BOG HOUSE PRESERVATION PROJECT: 2007 – 2013

A Project Funded by Carlisle's Community Preservation Act

July 2013

SUMMARY

The Cranberry Bog House (“Bog House”) preservation project was successfully completed in June 2013. The project was conceived in 2007 when, during the course of Bog House inspections that were part of the preparation of the ***Baseline Assessment for the Cranberry Bog*** (June 2007), several major deficiencies were noted. The next three years involved additional inspections of the Bog House, further defining repair needs, and a search for funds for a preservation project. At the May 2010 Annual Town Meeting, voters authorized the spending of up to \$165,000 for necessary preservation work, with the funds to come from the Historic Preservation category of the Town’s Community Preservation Act funds. The objectives of the preservation program were to: (1) preserve the 105-year-old, deteriorating building considered essential to cranberry growing operations at the Bog; (2) help preserve agriculture in Carlisle; (3) preserve a historic and scenic building; (4) provide safety improvements for tenants and workers in the building; (5) help support water management and preserve water rights at the Bog; and (6) indirectly support recreation.

Following Town Meeting, the Selectmen appointed an *ad hoc* Cranberry Bog House Preservation Committee (see following section) which held its first meeting in November 2010. (The Committee held a total of 24 meetings over the next three years to coordinate and evaluate the necessary work.) After further evaluation of preservation needs, the Committee issued an Invitation for Bids in April 2011, received five bids, and awarded a contract to a general contractor, S. I. Services, Inc., in June 2011 in the amount of \$104,400. This contractor’s work was to focus on repairs to, or replacement of: (a) selected structural elements (support posts, beams, joists, sills, floors); (b) the exterior envelope (roofs, windows, siding, painting); and (c) constructing a new western exit for the first floor apartment. Also included were masonry repairs (stone foundation and brick chimney), wood preservative treatment, new gutters and downspouts, chimney removal, and other carpentry tasks. Their work was completed in early 2012. With change orders, S. I. Services’ total payments amounted to \$129,665.

Following completion of the work by S. I., Services, Inc., additional repair and upgrade needs were identified, the most significant of which included: (1) a new, communicating fire alarm system and new fire extinguishers required by the Fire Chief; (2) electrical panel, outlet and lighting upgrades; (3) an insulated ceiling in a storage room to meet fire codes; and (4) plumbing upgrades (to avoid freezing pipes in winter). These additional repairs and upgrades were carried out between March 2012 and June 2013 using a total of 10 additional contractors (see **Table 1**).

At the end of the project, expenditures totaled \$159,719.36, leaving \$5,280.64 to be returned to the Community Preservation Committee's general account. The project successfully met the preservation objectives. It is expected that future minor repairs at the Bog House could be made a part of a new Cranberry Bog lease after the current lease expires in June 2015. Note however that major repairs will remain a Town obligation, and that such may be necessary in the future for the water supply and septic systems at the Bog House which were not part of this preservation project.

ACKNOWLEDGMENTS

Warren Lyman and Debby Geltner acted as co-leaders for the whole period of this project: 2007 – 2013.

The Cranberry Bog House Preservation Committee consisted of Warren Lyman (chair), Debby Geltner (secretary), Larry Sorli, Alan Ankers, Sylvia Willard (Conservation Administrator) and Tim Goddard (Town Administrator). The technical and administrative expertise provided by these Committee members was instrumental in the successful completion of the work. Special mention is due to Larry Sorli whose architectural expertise with historic buildings allowed us to avoid hiring an architect. Special mention is also due to Alan Ankers whose expertise in structural engineering helped us find workable solutions to the needed structural repairs.

Thanks are also due to John Luther (Building Inspector) for technical advice, to Chief David Flannery and Deputy Chief Jonathan White for critical assistance in the design of the new communicating fire alarm system, and to Gary Davis (Department of Public Works) for work to repair a construction-damaged lawn in front of the Bog House.

We also thank the Town for its support of this project, especially the Conservation Commission (the Sponsoring Commission for the Project Application to the Community Preservation Commission [CPC]), the CPC itself, and the Board of Selectmen.

Finally, we acknowledge the cooperation of Mark Duffy, president of Carlisle Cranberries, Inc., as well as his input into the identification of preservation needs and his patience while work was in progress.

FINANCIAL SUMMARY

A mostly chronological summary of the Bog House Preservation expenditures – by contractor – is shown in **Table 1**. The total expenditure is shown to be \$159,719.36. Since the Town Meeting authorization was for \$165,000, a total of \$5,280.64 in unspent funds will be returned to the Community Preservation Committee.

Wherever necessary, the Committee sought competitive bids for work to be done. In total, six bidding events were undertaken. **Table 2** gives a partial summary of the results from these bidding events showing the number of bids received, and the low and high bids. As indicated in Table 2, a total of \$122,671 in project expenditures was encumbered after competitive bids. A significant part of the additional funds spent were for approved change orders to the chosen contractor. It is interesting to note that the difference between the totals of the low and high bids is over \$49,000, and that the total of the high bids is above the amount authorized by the 2010 Annual Town Meeting (\$165,000).

Table 1. Summary of Expenditures for Bog House Preservation Project

Contractor	Authorized Amount (\$)	Payments Approved		For
		\$	Date	
S.I. Services, Inc.				
a) Base Bid	104,400.00			Base bid as described in the IFB
Inv. 3619 (8-16-11)		40,440.00	8/30/2011	8 work items in IFB + Alternate #2 (98%)
Inv. 3705 (12-6-11)		53,520.00	12/8/2011	90% completion of base bid
Inv. 3773 (6-13-12)		10,440.00	6/20/2012	Completion of last 10% of base bid
Total for (a)	104,400.00			
b) Inv. 3616	4,532.00	4,532.00	8/30/2011	Additional wood siding
c) Inv. 3617	6,600.00	6,600.00	8/30/2011	Additional floor joists
d) Inv. 3618	9,939.00	9,740.00	8/30/2011	Additional demolition & beam replacement
e) Inv. 3632	508.00	508.00	8/30/2011	Adding supports for LVLs
f) Inv. 3633	946.00	946.00	8/30/2011	Adding rebar to concrete bases for posts
g) Inv. 3634	770.00	770.00	8/30/2011	Adding step flashing to N. chimney
h) Inv. 3706	160.00	160.00	12/8/2011	Copper caps on staircase posts
i) Inv. 3579	265.00	265.00	2/17/2012	Cornice (eaves) replacement
j) Inv. 3760	300.00	300.00	2/17/2012	Larger aluminum gutters (6-inch vs 5-inch)
k) Inv. 3761	276.00	276.00	2/17/2012	Replace window casing boards
l) Inv. 3762	1,168.00	1,168.00	2/17/2012	Add 3 window wells on S. side
Total b-l	25,265.00			
Total for SIS	129,665.00			
David Booth Electrical	1,842.00	1,842.00	3/16/2012	New 20-circuit panel; 3 new outlets, lights and switch in basement; wall mount Tstat; 20-amp line to basement outlet; cover for ceiling wire box; permit.
	~ 300.00	320.00	11/26/2012	Fix lights (+ new switch) in 1st floor storage room.
A.C. & M. Fire Equipment Co.	555.00	555.00	4/6/2012	3 10# ABC extinguishers & 4 5# ABC extinguishers. Mounted at Bog House exits.
Verizon Ordder #: N5RB0204	[167.40]	167.40	May 2012	Install 2 new POTS phone lines in Bog House for fire alarm system. Terminate inside building.
Jasonics - Base bid	\$11,416.00			Install communicating fire alarm system
		4,716.00	6/20/2012	Partial payment on base
		6,250.00	8/13/2012	Partial payment on base (hold back \$450.00)
		450.00	11/30/2012	Pay holdback after final detector reinstallation
- Change Order #1	1,837.00	1,837.00	8/13/2012	Add-ons & changes required by Fire Department
- Detector relocation	500.00	500.00	4/24/2013	Detector relocation into basement enclosure
Anderson Insulation	2,150.00	2,150.00	9/4/2012	Replace ceiling insulation in 1st floor storage room
All Kinds of Signs	52.50	52.50	9/4/2012	Sign required by Fire Department containing building numbers (to go on building facing street).
David A. Levasseur	4,175.00	4,175.00	10/10/2012	Install 5/8" blueboard (w/ smooth plaster finish) on ceiling of 1st floor storage room.
ProTect Painters Paul Dauteuil	825.00	825.00	11/7/2012	Paint (primer and finish coat) ceiling & gypsum walls of 1st floor storage room (mildew resistant paint)
Kirkland & Shaw	2,456.00			Revise water supply plumbing to reduce likelihood of pipes freezing in winter. Segregate apartments.
	[212.00]	2,668.00	11/21/2012	Extra \$212 for installation of new hot water heater.
Lance Constr. Corp. Lance Johnson	3,494.52	2,395.62	5/23/2013	New 2nd floor entry. Utility room gypsum board fix & door; 2 new storm windows; reinstall screens; install lock & door stop for 1st floor apartment door.
		1,098.90	6/11/2013	
Warren Lyman		5.97	7/6/2011	Binders for Invitation for Bids document
		45.97	6/12/2013	3 adjustable screens & 10 duplicate keys

Total Spent: **\$159,719.36**

[nn] = specific extra amount
not pre-authorized

Inv. = Invoice

IFB = Invitation for Bids

Amount Approved by Town Meeting: \$165,000.00

Amount to be Returned to CPC: \$5,280.64

Table 2. Information on Competitive Procurements in the Bog House Preservation Project

Procurement for:	# Bids Received	Low Bid	High Bid
Initial Contract (General contractor)	5	\$104,400	\$142,569
Communicating Fire Alarm System	2*	\$9,960	\$13,032
Ceiling Insulation (with removal of old insulation)	2*	\$2,150	(Incomplete bid**)
Interior Painting of Storage Room (wall and ceiling)	2	\$825	\$1,400
Plumbing Changes (for cold weather protection)	2*	\$2,456	\$5,500
Final Repairs (mostly carpentry)	3	\$2,880	\$7,020
Bid Totals \$:		\$122,671	\$171,861

*Three bids requested.

**Used estimate of \$2,300 for complete bid in calculation of Bid Total below.

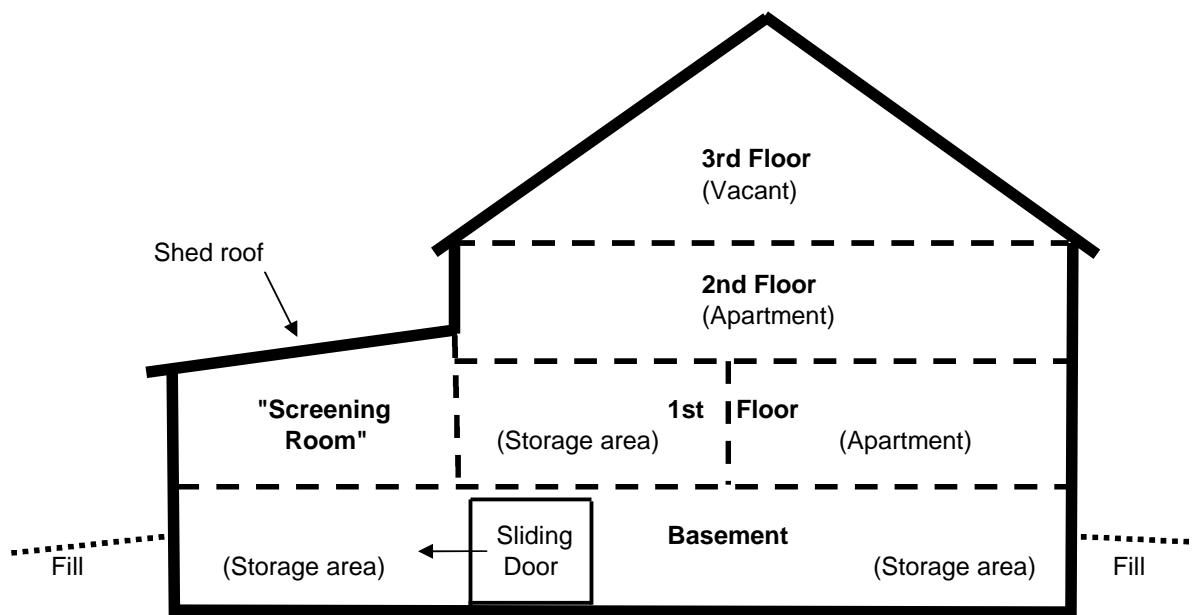
PRESERVATION SUMMARY

Preservation work took place in the interior of all four floors of the Bog House, on both the gable and shed roofs, and on two exterior walls. In this project the four floors of the Bog House (see **Figure 1**) are referred to as the basement, first, second and third floors.

Supplementing this text are a set of 25 photographic sheets, with 2-4 photos per sheet, documenting major tasks undertaken, some with before and after shots. All photos are in an attachment to this report. References to individual photo sheets are included in the text below in square brackets.

A summary of the preservation work at the Bog House completed under this project is provided below. This summary does not describe the initial demolition (i.e., removal of deteriorated material) that necessarily preceded the installation of new components. Demolition tasks included, for example: (a) removal of rotten or damaged posts, ceiling joist and beams in the basement; (b) removal of the screening room floor [**Photo #6**]; (c) removal of the shed roof; (d) removal of several windows; (e) removal of rotten gypsum board on the basement ceiling; (f) removal of old ceiling insulation in the first floor storage room; and (g) removal of cedar shingles on the west wall and on a part of the south wall. The only demolition task that was not followed by replacement work was for the external, detached south chimney [**Photo # 25**]. Many minor repairs and upgrades are also not listed here. Supporting this text are a number of photographs taken during the course of the project. The photographs are at the end of the report.

Many details of the new work are not included in this report but may be found in the **Invitation for Bids (IFB)** (April 6, 2011), a 127-page document, that was for the initial procurement of a general contractor. This **IFB** lists, for example, the specific windows to be replaced, the placement of new support posts in the basement, and the design, preferred manufacturer, and/or materials specifications for most



Not to scale

Figure 1. Schematic Diagram of Floors of Cranberry Bog House
(As viewed from east side of building)

preservation actions. Where important, a reference to the IFB is provided. Similarly, details of work done by contractors following the completion of the general contractor's work are contained in the bid request documents for the work to be done. The most significant of these supplemental bid request documents is the one used for the communicating fire alarm system. In this case, Chief David Flannery (Carlisle Fire Department) prepared a "**Specifications for a Communicating Fire Detection System**" (March 2012, 17 pages) which set the requirements for the system to be purchased.

Preservation work is described below under headings that refer to a floor of the Bog House, or to a portion of the building (e.g., a room, an exterior wall, or roof), or the building as a whole (e.g., windows and painting). The communicating fire detection system and the fire extinguishers are covered in a separate sub-section near the end of the list.

Basement

Support Posts [**Photo #1**] – All 12 support posts were remounted on a new, 8-inch high (12-inch square) concrete base to eliminate post bottoms that were rotten and to prevent future rot resulting from contact with a damp or flooded floor (common in the past). Two posts were replaced with new posts. (See IFB, Figure A-3). Two posts had new "T" supports placed on top for better beam support.

Sill Beams – Two rotted sections of sill beam on the south wall were replaced with new timber.

Support beams [**Photo #2**] – Two support beams in the southern section were replaced with new laminated veneer lumber (LVL) beams. Another support beam (IFB, Figure A-3, line 4 beam) was sistered to provide additional support.

Joists [**Photo #7**] – Because of deterioration, all joists in the southern section (between lines 4 and 6 in Figure A-3 of the IFB) were replaced with new joists. These joists support the Screening Room floor.

Wood Treatment [**Photo #3**] - All exposed wood in the basement, both new and old (excluding only new, preservative-pressure-treated wood), was given two spray coats with a proprietary preservative (Bora-Care®). Also treated was an interior stairway leading from the basement to the first floor, and the interior face of the large sliding door. This treatment was necessary to control an active infestation of Powder Post Beetles found in the basement.

Gypsum Board on Ceiling – In addition to removing, because of mold, all ceiling gypsum board not beneath the first floor apartment, two areas of torn gypsum board were repaired on the northern portion of the basement.

Windows [**Photo #s 18 & 19**] – All five basement windows (mostly broken and leaking water) were replaced with new, single stationary window units. The contractor made new sashes and sills for these windows which were mortared in. The three windows on the south side were provided with new, exterior window wells to help keep rainfall from entering the basement.

Masonry Repair [**Photo #4**] – Selective areas of the southern, stone foundation wall – which had cracks that were admitting water into the basement – were repointed. All cracks along the whole southern wall

were repaired. The five new basement windows also had the replacement sashes mortared in. These windows had also been leaking water into the basement.

Electrical Upgrades – Four Stonco ceiling lights with glass globe and cage (for protection) were installed along with a control switch. No lights previously existed in the basement. One 20-amp dedicated circuit was added near the water pump as the existing outlets were insufficient.

Screening Room (on 1st Floor)

Floor [**Photo #s 5 – 8**] – A completely new screening room floor was installed replacing one that had major rotten areas with holes. The new floor, as the old, has two layers; the sub-flooring is $\frac{3}{4}$ -inch OSB, and the surface flooring is $\frac{3}{4}$ -inch, tongue-and-groove, southern yellow pine. The surface flooring was left unfinished to more resemble a natural barn floor.

Electrical [**Photo #15**] – A new, 20-circuit subpanel was installed behind the existing panel which was completely full. A new outlet was installed beside the panel. This work was primarily to support the electrical needs of the new communicating fire detection system as well as other new outlets and lighting installed in the building.

South Wall [**Photo #s 8 & 24**] – The hole left in the wall after the demolition of the exterior chimney and chimney thimble was patched.

First Floor Storage Area

Floor – Two small areas, each about 4 square feet, had new flooring installed because of significant holes in the flooring. The new flooring was the same as described above for the Screening Room. One of the repair areas later was partitioned off by a new interior wall leaving it in the new westerly exit for the first floor apartment.

Electrical – Two new ceiling lights, with glass globes and cages, were installed, one replacing a light that had to be moved to allow room for a new ceiling. The second light was to cover an unlighted area. A new switch was installed for these lights.

Ceiling Insulation [**Photo #9**] – The existing insulation (improperly installed and falling down causing a health hazard) was removed and replaced with R-30 fiberglass batts. This was to provide better insulation for the 2nd floor apartment above this ceiling.

Gypsum Ceiling [**Photo #10**] – New strapping was installed, and then a gypsum (5/8-inch Blueboard) ceiling was installed (providing a needed firebreak between the storage area and the living space above), plastered smooth, and painted with two coats of interior white paint.

North Wall – The north wall (gypsum board), both new and old sections, was painted with two coats of interior white paint.

First Floor Apartment

New Exit [Photo #11] – As required by building codes, a new emergency exit was created for the first floor apartment. (For specifications see IFB, Section 01100, Subsection 1.4(A) as well as Figure A-9 in Appendix A.) The main components of this work involved: (a) creating a new exit hallway between the apartment's bathroom and the western wall of the Bog House; (b) installing a new, lockable interior door between the bathroom and the hallway; (c) installing a new entry door allowing exit from the hallway to the outside; (d) adding interior and exterior lighting; and (e) constructing an exterior landing with stairs to the ground. New interior walls were made of $\frac{1}{2}$ -inch gypsum wall board on 2X4 studs. Insulation was placed in all new wall spaces and above a new gypsum board ceiling. All finished wall and ceiling surfaces were primed and received two finish coats of white paint.

Door Lock – A lock was added to the interior entry door which allows access from the stairwell at the north east corner of the building. This was to provide tenant security. Missing door stops were also added.

Northeast Stairwell [Photo #12] – A handrail was installed for tenant safety.

Second Floor Apartment

New Entry Door [Photo #13] – The existing, deteriorating plank door, located at the top of the exterior staircase, was replaced as it allowed drafts and rain to enter the western entryway, and the door width did not meet building code requirements. The sides and top of the entryway, which would hold the new door, had to be adjusted, and new interior and exterior trim added. New cedar shingles were added on the outside on each side of the door to match the existing wood siding. The new door is fiberglass with a 6-light window. Newly created wall spaces on either side of the door were insulated. The door is a 28-inch by 6-feet, 6-inch high pre-hung Luan door with passage lock.

Utility Room [Photo #14] – Gypsum wall board was added to a large, west-side wall area missing much of its wall board. Holes in the gypsum wall board ceiling were patched. All new wall board material was painted. Some or all of the missing wall board was due to plumbing repairs done before and during this project. A new door was added to the closet in the utility room as the old one could not be shut, and the entry door to this room was trimmed to allow it to close properly.

Electrical – Due to the presence of faulty and unsafe wiring and outlets, one new outlet was installed on a center post in the living room, and a second outlet was added near the pellet stove on the south wall. An existing inoperative outlet on an interior wall was fixed.

South-Facing Windows [Photo # 19] – The south-facing windows, which had sills just a couple inches above the shed roof, had a significant amount of rot from exposure to water and snow. The bottom sills of all four windows (S201 to S 204 in Figure A-5, Appendix A of the IFB) were raised prior to the installation of new windows. The interior walls were patched with beadboard.

Storm Windows – New storm windows were added to two windows in order to eliminate the possibility of combustion gasses from the direct vent of the pellet stove in the first floor apartment. The second

floor apartment tenants had complained of combustion gas odors. The two windows are shown as N201 and N202 in Figure A-4 of Appendix A of the IFB.

Building Interior – General

Communicating Fire Detection System – To improve tenant and worker safety in this old wood structure, Chief Flannery stipulated that a communicating fire detection system be installed. Previously, only a few battery-powered or hard wired smoke detectors existed with limited operational abilities. The new system's specifications were prepared by Chief Flannery following a detailed building inspection by him, Deputy Chief White, and John Luther (Building Inspector). The specifications are in a document entitled “**Specification for a Communicating Fire Detection System**” (March 2012). Small modifications that were made during installation are documented in a figure entitled “**Fire Alarm As Built – Cranberry Bog House**” (dated 8-2-12) prepared by the installer, Jasonics Security Corp. Copies of these documents are held in the Fire Department and in Town Hall. The basic system consists of: (a) smoke detectors in nearly all rooms of the two apartments (total of 10); (b) three carbon monoxide detectors (one in 1st floor apartment and two in 2nd floor apartment); (c) heat detectors in two rooms of the 2nd floor apartment and in all unheated spaces in other parts of the building including the basement and the attic (total of 15); (d) seven pull stations; (e) seven audio-visual alarms; and (f) a microprocessor-controlled, intelligent fire alarm control panel, located in the north-side utility room on the first floor, which is connected to all the detectors and alarms, and which automatically calls in alarms to an alarm monitoring company (Rapid Response Monitoring, Syracuse, NY) which, in turn, calls the Carlisle Police/Fire Dispatch for all alarms and reports of system malfunction. Calls from the control panel can be made over either of two, new dedicated Verizon telephone land lines installed as part of this project. The one-year warranty on the system expires on August 1, 2013. Currently, the Town Hall budget is set to pay the annual monitoring costs (\$300) and the annual test and inspection by Jasonics (\$525). The monthly service cost for the phone lines is also born by the Town Hall budget.

Fire Extinguishers [Photo #15] – Following the recommendation of the Fire Chief, seven new fire extinguishers were installed supplementing the two that existed prior to the project. One, small pre-existing unit was subsequently removed as it was not needed. The extinguishers consist of four 5-pound units and three 10-pound units. One new unit is located near each exit from the building, including the stairway exit from the attic. A pre-existing 10-pound unit is located near the pellet stove in the 2nd floor apartment. Annual inspection of the units is being done by the installer, A. C. & M. Fire Equipment Co., and their annual inspection fee, currently \$40/yr, is being paid by the Town Hall budget.

Plumbing Upgrade [Photo #16] – The Bog House plumbing system, both water supply and drain pipes, have long had a problem with pipes freezing in winter in unheated areas, e.g., the basement and storage rooms. In addition, there was no way to blow out or drain the pipes from an unused apartment which typically would remain unheated. To correct the latter problem, the water supply system for the two apartments was separated near the source, and blowout valves added, to allow the supply water lines to either of the two apartments to be blown out. To lessen the former freezing problem, the main water

supply line from the unheated basement was rerouted so that it did not pass through an unheated storage space on the first floor; rather it now goes directly to a heated utility room on the first floor. Subsequent to this work, Mark Duffy, at his own expense, created a heated enclosure in the basement to protect the well head, pressure tank, water pump, and both supply and drain lines from freezing in the winter. The plumbing work paid for by this project also included the installation, in the 1st floor utility room, of a new hot water tank, purchased by Mark Duffy, that would serve both apartments. The un-needed, and broken, hot water tank in the 2nd floor apartment was disconnected.

Building Exterior - Including Windows

Cedar Shingles [Photo #17] – Because of deteriorating conditions (partly related to the inferior quality of previously installed shingles), new cedar shingles were added to the entire western wall and to that portion of the southern wall above the shed roof. The shingles were 100% edge grain, 100% clear, 100% heartwood, 16-inch long, red cedar shingles certified No. 1 Grade, Blue Label.

Windows [Photo #s 18 & 19] – Every one of the 55 windows in the Bog House received some type of preservation work, ranging from “scrape, prime and paint”, to “partial replacement,” to “total replacement.” Details of which window received which treatments are provided in Appendix A (Figures A-4 to A-8) of the IFB. Other details are in Section 08600 of the IFB. Total replacement was specified for 19 windows. Except for the basement windows, described above, the new wood windows installed - chosen to match the existing windows - are double hung units with low “E” insulating glass made by Brosco. The new windows came with removable interior-mounted wood grilles and with separate screens to be mounted on the outside. Seven windows were specified for partial replacement which typically involved replacement of sash and/or casing boards.

New Roofing Shingles [Photo #20] – Both the north- and south-facing sides of the gable roof had a new layer of self-sealing fiberglass asphalt shingles applied. (Detailed specifications are in Section 07310 of the IFB.) The existing shingles, which were deteriorating, were determined to be a single layer and so were not removed. The Preservation Committee accepted the contractor’s recommendation to use CertainTeed Landmark Woodscape Premium Series shingles. These shingles have added algae and wind resistance. CertainTeed provides a limited, 50-year warranty on the shingles. Two full roll-width courses of ice dam protection membrane were applied along the lower eaves edge of the roof before the new shingles were applied.

New Rubber Roof for Shed Roof [Photo #20] – The existing rolled roof over the Screening Room (the “shed roof”) had leaked in several places over the years and needed replacing. The old roofing was removed and a new rubber (60-mil EPDM, white, non-reinforced) roof installed. As required by Town and manufacturer specifications, an underlayment layer (BP High Strength Wood Fiber Insulation) was placed on the roofing boards before the EPDM rubber layer. The roofing supplier, Mule-Hide Products Co., Inc., provided a warranty on the roof after inspecting the completed work. The warranty period is 20 years for the EPDM membrane and 15 years for the combined roofing system (EPDM plus underlayer). The installation was done by S. I. Services, Inc., which is an approved Mule Hide installer.

Repair of North Chimney [Photo #21] – The chimney exiting through the north-facing roof was inspected and selectively repointed in areas of joint mortar loss. New flashing was added at the base of the chimney, and a new stand-off type chimney cap installed on top. This chimney is currently not in use, but the work was necessary to prevent deterioration.

Gutters and Downspouts [Photo #22] – New seamless, 6-inch wide aluminum gutters were added along the whole length of the south eaves of the main gable roof and the shed roof. New fascia boards were installed to hold the gutters. Downspouts were added at each end of each gutter to direct the runoff away from the building foundation. No gutters previously existed at these locations, leading to water entering the soil, and then the basement, on the south side.

Painting [Photo #23] – All exterior wood, excluding the cedar shingles, was cleaned, primed, and finished with two coats of paint. Except for the basement door and basement louvers (painted brown), white paint was used. Prior to painting, an epoxy wood repair system, or caulking, was used to filling cracks, gaps, gouges or other cavities. While our specifications (IFB, Section 09900) called for painting to be done only when outside temperatures were above 50 °F, a change was allowed for the use of paints that the manufacturer said could be applied down to 35 °F. This was necessary as the painting was not done until November 2011. As required by our specifications, the general contractor, S. I. Services, Inc., qualified as a Massachusetts Lead-Safe Renovation Contractor. The interiors of the windows, new or old, were not painted.

Sign with Street/Apartment Numbers [Photo #24] – To meet the 3"-high code requirements by the Fire Department, a sign containing the two street/apartment numbers (750 and 752) was placed on the south side (street-facing) side of the building. The sign – with building name and construction date - also acts as an historic building marker.

PHOTOGRAPHS

Several photographs taken during the course of the project are attached to this report.

Report prepared by Warren Lyman and Deborah Geltner

July 2013