

Bailey-Ellis House Tower Restoration Project, Part II
709 Country Way, Scituate, Massachusetts



Prepared by Scituate Arts Association, Inc.
Janet Cornacchio, President,
Robin Glazier, Clerk,
September 2023

Bailey-Ellis House Tower Restoration Project, Part II

709 Country Way, Scituate, Massachusetts

By the Scituate Arts Association

September, 2023



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OUR MISSION:

SHARING ARTS WITH THE COMMUNITY FOR 50 YEARS!

AS EMERGING AND TALENTED ARTISTS AND CRAFTSPEOPLE, WE SHARE OUR ARTS WITH SCITUATE AND THE SURROUNDING COMMUNITY. JOY AND WELL BEING IS THE RESULT OF HELPING EACH OTHER TO BE THE BEST ARTISTS WITHIN OURSELVES. WE BRING TOGETHER ART ENTHUSIASTS AND THE ARTIST TO PROMOTE, FUND AND GAIN KNOWLEDGE OF THE ARTS. THE SCITUATE ARTS ASSOCIATION KEEPS *ARTS AUVE!* IN OURSELVES, EACH OTHER AND OUR COMMUNITY

9/25/2023

The Community Preservation Committee,
Scituate Town Hall,
600 Chief Justice Cushing Highway,
Scituate, MA 02066

The Scituate Arts Association would like to request \$22,884.00 from Community Preservation funding to cover short falls from our 2022 funding request-the Bailey-Ellis Windows, Tower and Door Restoration Project. We are calling this our 2023 Bailey-Ellis House Tower Restoration, Pt II. The Arts Association has \$15,000 available to cover overages as needed.

Attached is our electronic submission consisting of the CPC Funding Request Form along with the Project Information Form including all supporting documentation plus references to previous applications.

Please contact me at my email- jcornacch@aol.com or by phone, 781-608-9691(cell) should you require any additional information.

Thank you for consideration of our needs.

Best

Janet Cornacchio
SAA President

SCITUATE ARTS ASSOCIATION
PO BOX 214, SCITUATE MA 02066
781.545.6150 • WWW.SCITUATEART.COM
THE ELLIS HOUSE:
709 COUNTRY WAY, SCITUATE, MA 02066
THE FRONT STREET ART GALLERY:
124 FRONT STREET, UNIT #8, SCITUATE MA 02066
EMAIL:jcornacch@aol.com

Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: Oct 2nd 2023

APPLICANT INFORMATION

Project Sponsor or Organization: Scituate Arts Association (SAA)

Contact Name & Address: Janet Cornacchio, PO Box 214, Scituate, MA 02066

Telephone Number: 781-608-9691 Email: jcornacch@aol.com

PROJECT INFORMATION

CPA CATEGORY (check all that apply):

OPEN SPACE

RECREATION

HISTORIC PRESERVATION

COMMUNITY HOUSING

NAME OF PROJECT: Bailey Ellis House Tower Restoration Project, Part II

BRIEF DESCRIPTION OF PROJECT: Please see attached continuation sheet

Attach additional pages including summary, budget, estimated timeline and justification of need.

Project Location or Address: 709 Country Way, Scituate, MA 02066

Include map, photo and other imagery for ALL category projects.

If Open Space or Community Housing:

Assessor's Map Page, Block & Lot Number: 12-3-1

Number of acres in parcel: 3.9 acres attached to house, broader acreage owned by ConComm

Current Zoning Classification: Conservation Commission, Scituate Arts Association

Assessed Value: \$869,900 building

Title in name of: Town of Scituate Title Abstract Date: 6/25/1969, Bk3522, P768

Number of housing units proposed: N/A

Summarize how this request benefits the Town of Scituate and meets the goals of the Community Preservation Act.

Please see attached continuation sheet

PERMITS AND APPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)
Written permission from B.O.S.			B.O.S. ltr. 1/9/09
License Agreement with Town			6/5/12

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings? *(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)*

Continuation of 2022 project with updated expense needs to finish the final phase project-Ellis Tower Restoration. Door Restoration completed and Window Restoration awaiting storms for completion as of 9/23.

Notes: Above-noted authorization letter from B.O.S. dated Jan. 9, 2009 also applies to permits;
Additional historical documentation is also attached.

What non-financial support and services are necessary, and how will these be provided?

Research, grantwriting, time-line tracking, record keeping, project supervision will be SAA President Janet Cornacchio, Clerk Robin Glazier, Treasurer, Richard Hom and board member, Joyce Bacci. See attached resumes. Job oversight will be provided by contractors.

FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

Currently most of this final phase of the 2022 CPC Bailey Ellis House Tower, Window and Front Door Restoration Project is funded by CPC funding. Partial MCCFF funding paid for Window Restoration. We are seeking additional funding due to cost increase, additional damage found in the tower during window restoration and the high cost of staging. SAA has spent \$13,595.00 since June 2022 on much needed second round of historic colors on 3 sides of the Ellis. As mentioned in the 2022 application: Due to the historic nature of the House and the recommendations in the Secretary of the Interior's Standards for the treatment of Historic Properties, the elevation of the Tower and the complex nature of the work overall that is required to preserve the Tower, specialized craftsmans skills are required which are beyond the SAA's budget. SAA is requesting additional CPC funding of \$22,884.00 to cover the projected shortage for this 2022 funded project. See attached project balance report for details on the expected short fall. The SAA has budgeted \$15,000 to complete project if required.

Proposed Funding


Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ Bailey Ellis House Tower, Window and Door Restoration Short fall- see attached	\$ 22,884.00		\$	
Bailey Ellis House Tower & Windows & Door Project Report			\$	
			\$	

** If the request is still outstanding, when do you expect to hear a decision?*

OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.

Date: September 25, 2023 Signature: 

FOR COMMUNITY PRESERVATION COMMITTEE USE

This request received by Scituate CPC on _____

Copies provided to CPC Members on _____

Additional information required: _____

Committee Vote

Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

Other: _____

Bailey-Ellis House Tower Restoration Project, Part II
709 Country Way, Scituate, Massachusetts
By the Scituate Arts Association
September, 2023

Continuation Sheet From Funding Application

BRIEF DESCRIPTION OF PROJECT:

In following the Conditions Assessment and Preservation Plan performed by preservation architect Wendy Frontiero dated October 2011, the SAA next steps relative to the preservation of the Historic Bailey-Ellis House are to continue with the ongoing effort to secure a weather-tight House envelope. This Project is for the restoration and preservation of the Tower feature of the Historic Bailey-Ellis House. In the Preservation Plan, specific issues of concern which have a direct affect on the House were highlighted. Some of these direct concerns were the Tower feature, which connects to all floors of the house and is integral to the airflow system in the House.

SUMMARIZE HOW THIS REQUEST BENEFITS THE TOWN OF SCITUATE AND MEETS THE GOALS OF THE COMMUNITY PRESERVATION ACT.

This Project represents continued preservation efforts on a local landmark so the public may continue to enjoy it into the future, and provides public meeting space for artists, and supplies affordable housing for the Caretaker, and contributes to preserving Scituate's historic heritage. See attached pertinent pages from the 2011 Conditions Assessment and Preservation Plan for the Bailey-Ellis House, by Wendy Frontiero, Preservation Architect, as well as the attached History of the Historic Bailey-Ellis House, by Wendy Frontiero, both of which are attached to the Project Information Form.

Bailey Ellis House Tower, Window and Door Restoration Project Update Report

Funding Sources	Total Request	CPC Approve	Mass Cultural Council Facilities
	\$104,526.00	\$89,526.00	\$15,000.00
		Project Balance	
Opening CPC Funding		\$89,526.00	
Part I - Actual			
Windows Restoration - Buttonwood	(\$32,000.00)	\$57,526.00	
MCCFF Funding (to be apply)	\$15,000.00	\$72,526.00	
Front Door Restoration - Shaker Painting -	(\$4,500.00)	\$68,026.00	
Front Door Restoration - Shards Glass Studio	(\$2,480.00)	\$65,546.00	
Estimate for Part II			
Tower Restoration			
Full Demo & Removal	(\$5,200.00)	\$60,346.00	
Rebuilding of top of tower	(\$19,800.00)	\$40,546.00	
Replace cedar boards, new fascia and crown	(\$10,800.00)	\$29,746.00	
Water Management	(\$11,800.00)	\$17,946.00	
Painting	(\$13,000.00)	\$4,946.00	
Contingency	(\$7,500.00)	(\$2,554.00)	
Scaffolding	(\$20,330.00)	(\$22,884.00)	
Shortage		(\$22,884.00)	

Project Summary - there will be a shortfall in the amount of \$22,884.00

Town of Scituate
Community Preservation Committee
Project Information Form

Project Title: 2023 CPC Application -Bailey Ellis House Tower Restoration Project, Pt II-Information Form

Please attach a narrative with accompanying material covering the subjects below:

1. Scope or concept of project:

- A. The compromised Tower structure: to preserve structural integrity of the tower.

Please see the attached Project Information Descriptions immediately below under TOWER, plus there is extensive information in the 2022 application taken from the 2013 Proposed Moisture & Drainage Improvement Plan for the Bailey-Ellis House, by Mark Coughlin of Strekalovsky Architecture, Inc., as well as the attached 2013 Bailey-Ellis House Roof & Site Drainage Preservation Plan, as well as the attached application, as well as the attached pertinent pages of the 2011 Conditions Assessment by Wendy Frontiero, Preservation Architect.

2. Project goal and objectives:

- A. To restore the tower and prevent any further degradation of the Tower structure.

3. Describe how the project conforms to CPA CATEGORY SPECIFIC CRITERIA and identify any relationship to other CPC approved or proposed projects.

Please refer to the attached pertinent pages from the 2013 Bailey-Ellis House Roof and Site Drainage Improvement Project application, as well as the attached pertinent pages from the Conditions Assessment and Preservation Plan for the Bailey-Ellis House, all of which show the long history this house has with the Town of Scituate and its inhabitants, as well as its connection to previous CPC projects.

4. Projected action plan and timeline (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due at staged intervals until the project is complete.)

TOWER:

In following excerpts from the Conditions Assessment and Preservation Plan, performed by Wendy Frontiero and delivered Oct 2011, the SAA next steps will continue our ongoing effort to secure a weather-tight house envelope.

“Making the building envelope sound and weather-tight is the house’s over-riding physical need. A coordinated, comprehensive approach to preserving the Bailey-Ellis House is extremely important, balancing physical demands with financial and time constraints. Pursuing additional, outside sources of funding for capital projects and long-term maintenance is encouraged. (page 10 of Frontiero’s assessment report).”

This project is for the repair and restoration of the tower feature of the Bailey-Ellis House. The assessment report, mentions specific issues of concern which have a direct affect on the house. One of these direct concerns was the tower feature, which connects to all floors of the house.

“Water infiltration and subsequent deterioration of building fabric - including inappropriate roof drainage, inadequate site drainage, and possible groundwater infiltration in the basement [basement perimeter drainage was completed in main house Winter 2020 with help from CPC funding by Jeff Morse. Basement B, Caretakers Building will require same]...these issues have contributed to failing exterior paint, deterioration of wood trim around the building (most especially at the tower and at roof edges) and decay of structural elements.” (page 10 of Frontiero’s assessment report)

Complex Areas of Concern

“The condition of the tower roofs (two levels) is unknown. Major water infiltration has been reported inside the top portion of the tower, and it is assumed that the present roofing material has failed. The extent of any flashing between the tower and the adjacent roofs is unknown. The architectural integrity of tower is compromised by separating and decaying trim (mullion boards between windows, corner boards, window trim, soffits, and eaves). Close inspection is needed to better assess the extent of deterioration.” (page 18 Frontiero’s assessment report)

NB: Roof was replaced in 2015 with major assistance from CPC and an MCCFF grant, Condition of flashing between roof and the tower is in question, as is the need for improved drainage spouts, etc.

Each element of deterioration can be clearly seen in the tower.

- 1) There are areas where gaps in the outside boards are large enough so you can see to the outside and put your hand through, this is also an area where critters are gaining access to the interior of the house.
- 2) There is evidence of water seepage from the rear house roof connecting to the tower. This is creating damage to the dome ceiling on the second floor, which was already repaired at one time.

SCOPE OF TOWER WORK

The repair of the tower comes in a two-step approach

- 1) First, the restoration of all tower windows, plus restorations of Second Floor Rear windows-Tower studio Palladium window, 2nd floor bath window and Rear Studio Diamond windows. Storm all windows to protect them from elements. [Completed with exception of some storms.]
- 2) Second, the restoration of the tower structure. [Note it was determined that it was important to first restore windows as they were loose, broken and a major source of water.]

It became clear as we progressed through the initial restoration phase of the Tower windows that if the Tower windows were not tightened and preserved, they would continue to create an influx of weather damage to the Bailey-Ellis House as a whole, not just to the Tower structure, given the Tower’s role in the Bailey-Ellis House’s air flow design. So, this part of the project was done first. The ultimate goal is to eliminate the slow deterioration in the vicinity of the window areas of the overall building envelope. Plus, this phase did not require scaffolding.

SCAFFOLDING:

The scope of the Tower and second floor window work requires the erection of scaffolding from the ground to the second floor and roof of the tower. The work would begin from the top down in several phases, as previously stated. Finding a semi-reasonable scaffolding source has been a major issue.

Each step was divided into phases broken down by sections of the House. The goal of the phases is to complete the restoration with minimal disruption to the studio artists, with the hope of not displacing more than one studio artist at a time. The rent from working studio artists is the main income for the maintenance of the Bailey-Ellis House.

We are now moving onto the restoration of the Tower structure around the windows, starting from the top down. Initially, the goal had been to seek restoration of the windows and their casings, but once contractors came in to assess for bids, it became clear that an expedited restoration of the Tower portion was mandated. Janet Cornacchio spoke to the Dan Fennelly at CPC at length about this and it was suggested that this grant application include the Tower along with the windows. In the past such projects had been divided but since the Tower and Tower windows preservation overlapped, a divided approach ran the risk of adding to more, not less, deterioration and expense in the future.

The window portion is now close to completion, as previously mentioned, awaiting storms, some of which were special orders. Unfortunately, as is discussed below, the cost of scaffolding and increases in labor and materials has resulted in projected shortages/overages for this final phase of the original Windows, Tower and Door Restoration Project.

SCAFFOLDING:

The scope of the Tower and second floor exterior window work requires the erection of scaffolding from the ground to the second floor and roof of the tower. The work would begin from the top down in several phases, as previously stated.

SCAFFOLDING ESTIMATE ONE:

Contractor	Services Provided	Total Cost Per Contractor	Funding Secured? (Y/N)
Scaffold Services Corp.	Phase I Scaffolding for Tower Restoration (set-up)	\$6,490.00	N
Scaffold Services Corp.	Phase II Scaffolding for Tower Restoration (take-down)	\$6,490.00	N

Scaffolding Services Corp	Additional 210 days at \$35/ day	\$7,350	
TOTAL	NB: final request of \$22,884.00 includes an additional \$2,554.00 for overages	\$20,330.00	

A. RESTORATION OF THE TOWER STRUCTURE

Note: The extent of any flashing between the tower and the adjacent roofs is unknown. The architectural integrity of the tower is compromised by separating and decaying trim (mullion boards between windows, corner boards, window trim, soffits, and eaves); broken panes of glass, deteriorated window casings, etc.

TOWER RESTORATION:

Below are two estimates current as of September 2023

Buttonwoods Renovation, Jonathan Detwiler

Estimate

Ellis House
Janet Cornacchio
30 Pheasant Hill Drive
Scituate MA 02066
(781)608-9691
joyce.bacci@gmail.com
jcornacch@aol.com

9/7/2023

**Proposed
Costs**

**Tower restoration
Carpentry & Restoration Estimate**

Restore from top down

Strip roofing off top of tower and sheathing

Rebuild roof framing

New roof sheathing

Soffit looks "ok" but probably needs new fascia - cedar

New rubber roof

Labor **\$9,000**
Materials **\$3,500**

Remove the vertical covering boards on the sides of the windows

Reflash above corner above second set of roofing - copper

New cedar vertical covering boards

All preprimed 4 sides

All trimwork stainless fasteners

Strip and reroof second roof - ice & water with red cedar

Mill up new 3rd cornice mouldings

Remove & replace fascia & crown

Labor **\$8,500**
Materials **\$4,000**

Strip back roofs in valleys on main house

Establish open valley - rubber back section

Strip clapboards that run into main house roofing - reflash - leave space
then reside - red cedar C.V.G. preprimed

Labor **\$9,500**
Materials **\$3,000**

Restoration of all window casings, sills, soffit brackets, vertical trim

All bare wood sealed with CPES

Labor **\$8,500**
Materials **\$2,000**

Disposal **\$850**

Conditional work, changes, etc. (possible framing may be needed)

\$0 - 5,000

Total construction estimate			\$48,850
	Scaffolding Costs		
Scaffolding	not in bid		\$0
	Painting Estimate		
Entire tower - tinted oil primer		Labor	\$11,000
2 coats latex finish		Materials	\$2,000
Total painting cost			\$13,000

* Please note 30% upcharge in labor to reflect prevailing wage

Total Project Estimate **\$61,850**

Project bids will be out to bid in 3 separate phases-construction, scaffolding & painting

7. Please describe any possible annual cost to the Town of Scituate after the project is completed.

N/A

8. Relevance to community (Preference will be given to proposals that address as many SCITUATE COMMUNITY GOALS as possible.)

Please see attached pertinent pages from the 2013 Bailey-Ellis House Roof and Site Drainage Improvement Project application, as well as the attached History of the Bailey-Ellis House authored by Wendy Frontiero, Preservation Architect, as well as the attached PowerPoint Presentation that Wendy Frontiero gave at the Scituate Public Library titled "The Pleasure of Wealth: High Victorian Architecture and The Lost History of the Bailey-Ellis Estate" highlighting the Bailey-Ellis House's historical significance (slides available upon request). Of additional community interest are the attached handwritten statement by Mary Ellis about her memories of the Ellis House, its former moniker "Ellsberg", and photos of historic Scituate figures associated with the House as well as Katherine Ellis' attached typewritten historical statement about the Ellis House. All of the above-noted attachments show the long history this House has with the Town of Scituate and its inhabitants. Lastly, the Bailey-Ellis House's community relevance expands beyond the borders of Scituate. The exterior of the house having been featured in an Italian Horror Movie back in the 1970's called "House by the Cemetery", the Bailey-Ellis House has developed an international community of admirers who visit the Bailey-Ellis House when they travel to the United States. Most recently, in April of this year, two visitors from the UK stopped by to visit the Bailey-Ellis House.

9. Supporting documents (Provide supporting letters, surveys, plans, cost, quotations, maps, deeds, title abstracts, photos, etc.)

Please see documents attached hereto, including plans, SAA board votes, IRS letter, SAA letter to Town renewing License Agreement. resumes, deeds. property card. photos, etc.

OVERVIEW OF PREVIOUS FUNDING

The request for funding of the Bailey-Ellis House Window, Tower, Door Restoration Project is a direct result of the series of grants/projects completed below which were underwritten by CPC funding and other grants:

- 2009 CPC funding of National Register of Historic Places application for the Ellis House. Awarded to & overseen by the Scituate Historical Commission. Completed and awaiting final approval. Speak to Doug Smith at SHC for details.
- 2010 National Trust for Historic Places Grant from the National Trust Preservation Fund \$2,500 for Ellis House Conditions Assessment.
- 2010 Preservation Massachusetts Minigrant \$1,500 for Ellis House Conditions Assessment.
- 2011 CPC funding \$3000 matching funds for Ellis House Conditions Assessment.
 - 2012 CPC funding \$3000 matching funds for Ellis House Front Fa ade Preservation and Restoration Project.
 - 2012 National Trust for Historic Places Favrot Grant for Ellis House Roof Scituate Arts Association Bailey-Ellis House Roof, Drainage & Soffit Completion Project and Site Drainage Improvement Project awarded \$3,250.
- 2012 SAA matching funds \$3,250 for Ellis House Restoration fund raising.
 - 2013 Cynthia Woods Mitchell funding \$4,920.00 matching funds for window preservation plan.
 - 2013 CPC funding \$79,000 with \$20,000 in matching funds from the Mass Cultural Council Facility Fund for the Bailey-Ellis Roof & Drainage Improvement Project. Final work on this project was delayed by weather and scheduling limitations of the contractor with experience in historic preservation, which stretched completion of this Project into 2020.
- 2014 CPC funding \$8,300.00 for the Bailey-Ellis House Dining Room Beam Preservation Project.
- 2015 CPC funding \$5,700.00 for the Bailey-Ellis House Roof, Drainage and Soffit Completion Project.
- 2015 CPC funded ADA handicapped accessibility ramp (this was part of the 2013 CPC grant).
- 2021 CPC funded Bailey-Ellis House Basement A Interior Perimeter Drainage Project
- 2022 MA Cultural Council Facilities Fund funding \$15,000.00 toward window preservation at the Bailey-Ellis House.

To review, the SAA's campaign of dedicated Ellis Restoration began in 2007 with our "Buy A Brick" Campaign which allowed the SAA to restore the Ellis House's badly deteriorated chimneys. Since then, below is a list of many of the restoration and facilities upgrades underwritten and completed by the SAA through its Ellis House fundraising activities:

- Restoration of windows in caretaker's apartment.
 - Storm windows on all of caretaker's apartment and first floor of main house which provide both insulation and protection for the windows. Remaining windows will be done in increments.
- Restoration work on exterior of Ellis front faade.
 - Restoration of historic colors to Ellis, necessary restoration done as part of the project. 2012
- Installations of sump pumps in basement and drainage piped to exterior.
 - Installation of 2 furnaces, main house & caretaker's apartment and 2 hot water heating systems
- Removal of knob & tube in basement, upgrade of electrical.
 - Restoration work on upstairs studio central gable window interior & glazing following instructions of Window Preservation Plan dictates by Wendy Frontiero.
 - Restoration work begun on dining/painting room windows, interior & glazing following Frontiero dictates.
 - Restoration & preservation including replacement of missing wainscoting using historic materials, matching finishes, etc. begun in dining room.
 - Restoration & return to use of dining/painting room porch entry in preparation for use as the handicap access door, including rehanging and refinishing of shellac, etc., and custom screen storm door created and installed by Don Burris.
 - Installation of upgraded bathroom facilities in the Caretaker's apartment, work completed by Don Burris.

Lastly, the SAA, through funds granted from the National Trust for Historic Preservation, commissioned Architect, Wendy Frontiero, to complete the "Bailey- Ellis House Window Preservation Plan" to identify best practices and procedures for restoring the windows of the Bailey-Ellis House. These were followed in the Window portion of the 2022 preservation project..

In 2019, the SAA refocused its grant writing attention to a request for matching funds to perform an interior renovation of the Front Street Art Gallery (the 2019 MCCFF Gallery Ceiling and Renovation Project, \$46,000.00 (half provided by MCCFF)), which work was completed in February, 2020, right before the Covid shutdown. Now that restrictions are lifting, the SAA has redirected its focus back to its Ellis House preservation campaign.

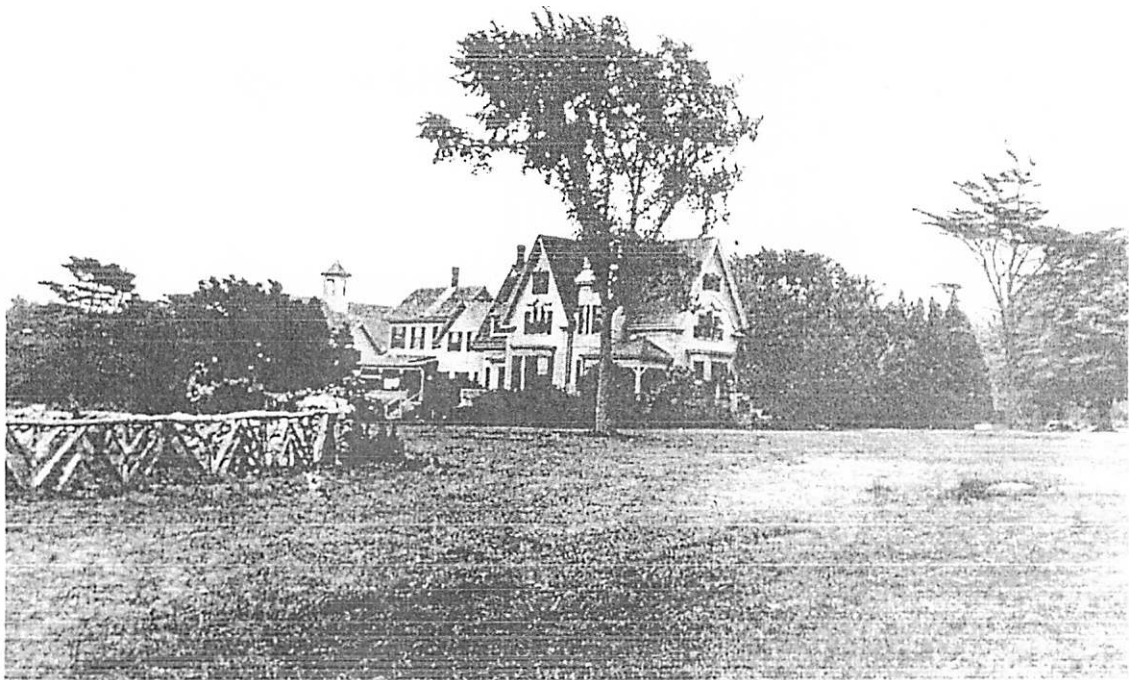
Bailey- Ellis House Roof & Site Drainage Preservation

Presented to the

Scituate Community Preservation Committee

by the Scituate Arts Association

October, 2013



See pages 81-91 in SAA's Section 1 of the 2022 CPA application for discussion of the historical significance of the Bailey-Ellis House, public benefit and support for the Estate, its recreational roll, and other qualities that underline its significance to the community.