

# Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: September 21, 2021

## APPLICANT INFORMATION

Project Sponsor or Organization:

Scituate Historical Society - Town of Scituate

Contact Name & Address: Robert Chessia

Email: robert.chessia@gmail.com

Telephone Number: 781-424-7642

## PROJECT INFORMATION

CPA CATEGORY *(check all that apply)*:

OPEN SPACE

RECREATION

HISTORIC PRESERVATION

COMMUNITY HOUSING

NAME OF PROJECT: Scituate Lighthouse Restoration

### BRIEF DESCRIPTION OF PROJECT:

The purpose of this project is to repair and restore Scituate Light. Since our last request, the Scituate Historical Society has been working to define the scope of the necessary work and to formulate a plan to accomplish a complete restoration. We have received two separate analyses which both point to the same conclusion. The copper sheathing is deteriorated in numerous places; many of the soldered joints have separated. As a result, water has been seeping into the wall structure of the lantern room. After removing portions of the wood trim from the walls, it became obvious that the leaking had caused a significant portion of the wrought iron structural elements - originally installed in 1930 - to suffer from extensive corrosion. The corrosion is serious enough that we have hired a local contractor to install temporary bracing to stabilize the structure until the final comprehensive repair can be made.

The project will entail a complete rebuilding of the lantern room walls. It includes a new iron structural frame, new weather resistant window frames and glazing and new copper cladding. This work will be designed and constructed in a manner which preserves the historic appearance of the lighthouse. The existing railing will be removed, the copper on the catwalk removed and the surface of the catwalk rebuilt. Copper work will be quite extensive as the copper has a lot of detail including crown moldings. During a portion of the work, the area around the tower will be fenced off and staging erected surrounding the entire tower to allow workers access to all the area. Final decisions on the most effective way to accomplish this rebuild will be made as we move through the specification and contracting process. After rebuilding the walls, all new interior finishes will need to be installed.

As a part of the project, other repairs and updates will be made to the tower. The interior stairs have deteriorated at several points where they sit in pockets in the masonry; they will be rebuilt and refinished. The interior of the masonry structure shows evidence of mold due to condensation therefore a new automatically controlled ventilation system will be installed. The walls will be cleaned and a new parged finish will be applied. Close inspection of the masonry reveals that this was the original finish. The windows on the level below the lantern room look to be in good shape structurally; they will be cleaned and painted and new mahogany storm windows will be fabricated and installed to maintain the historic appearance and add a layer of weather protection to these windows. At completion of the work the exterior will receive a fresh coat of elastomeric paint to seal the masonry.

The Society expects to see a final contract to accomplish this work come in at approximately \$700,000. In addition, due to the complexity and scope of this project, we propose to hire a consultant with documented experience in lighthouse restoration to serve as the owner's representative. That entity will represent the Historical Society and the Town by ensuring that our goals are being met; that the work is carried out to the highest standards; and also to advise us on the proper disbursement of funds.

The Society anticipates this project taking 4 to 6 months from commencement to finish. This project will be subject to Commonwealth contracting laws; our goal is to be able to set this up to begin July 1, 2022.

Both analyses the Society has received agree that the lantern room needs to be repaired as soon as possible. As we stated earlier, we have hired contractors to provide temporary stabilization to the lantern room while we negotiate this process.

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

Project Location or Address: 100 Lighthouse Road, Scituate

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

*If Open Space or Community Housing:*

Assessor's Map Page, Block & Lot Number: \_\_\_\_\_

Number of acres in parcel: \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_

Assessed Value: \_\_\_\_\_

Title in name of: \_\_\_\_\_ Title Abstract Date: \_\_\_\_\_

Number of housing units proposed: \_\_\_\_\_

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

Scituate Lighthouse, 11<sup>th</sup> oldest lighthouse in the United States, is cherished by Scituate residents and Lighthouse lovers far and wide. One of the foremost symbols of Scituate, thousands of people visit every year and many couples have become engaged or married there. Over its history, the Town has made continued efforts to preserve this iconic tower. As more and more lighthouses are being reclassified as obsolete, the keepers of Scituate Light have worked to reinstate the light's status as a Coast Guard Aid to Navigation. Restoring this historic light will be a significant step for the Town of Scituate.

**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)
Building Permit	Not yet		

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.)*

Bob Chessia has met with Town Administrator Jim Boudreau and DPW Director Kevin Cafferty to

briefly discuss the proposed Lighthouse restoration project.

Notes: \_\_\_\_\_  
 \_\_\_\_\_

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

The Lighthouse is owned by the Town and managed by the Historical Society, therefore we will

provide management services in the administration of the contract.

**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.

We are requesting \$800,000 from Community Preservation Fund. We are investigating the

the availability of grants from other sources.

**Proposed Funding**

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ 800,000	\$ 800,000	TBD	\$ NA	N
			\$	
			\$	
			\$	
			\$	

*\* 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.

The Lighthouse is owned by the Town of Scituate and managed by the Historical Society therefore  
we will provide management services in the administration of the contract.

**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: 9/24/2021 Signature: Robert Chersia

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_