

**Community Preservation Committee
Request for Funding
Rehabilitation of the Whittemore-Robbins Carriage House**

1. Goals

The goal of the funding request for the Whittemore-Robbins Carriage House (Carriage House) is to repair deterioration and rehabilitate the historic building. This property is listed on the State and National Registers of Historic Properties, both as an individual property (ARL.601, 7/18/1974), and as part of the Arlington Center Historic District (National Register, 9/2/1985).

Attachment 1 is a circa 1890 photograph of the Whittemore-Robbins estate, including the Carriage House. The Carriage House, located directly behind the Whittemore-Robbins House and adjacent to the Whittemore-Robbins Cottage (Cottage), is a three bay, two level, older main block with a two bay, single level addition on the east side. Currently, the ground level of the building stores chairs, tables, awnings, and other items that support the public use and rental functions of the adjacent Whittemore-Robbins House and the Town Hall Gardens. Therefore, the Carriage House supports a revenue producing function of the Town.

The Whittemore-Robbins mansion exhibits the scale, proportion, dignity, and decoration of the highest Federal-style architecture. The house, along with the Carriage House and Cottage, represent one of the few intact estates that were built in Arlington during the 1800s. The complex is a visual reminder of both the commercial prosperity of early Arlington and the critical role that the Robbins family played in the development of a civic center for Arlington.

In Walker's 1889 atlas of Middlesex County, a barn and carriage house are specifically depicted in about the same relative position and distance from the Whittemore-Robbins house today—except that in 1889, the house stood where the Robbins Library is located today. When the structures were moved, the mansion and its principal outbuildings were rotated 90 degrees and the ensemble of dwelling and outbuildings remained intact. The fact that the Carriage House was moved when the house was relocated gives it much greater historical value. Attachment 2 depicts the Whittemore-Robbins estate as illustrated on the Walker's atlas.

The Carriage House was expanded and modified to become a garage for the Robbins sisters' car and a residence for their chauffeur (on the second storey). Over the years, there has been significant deterioration of the Carriage House.

Attachments 3 and 3a include the report and curriculum vitae from structural engineer, Arthur McLeod from McLeod Consulting, which details the required repairs and costs required to rehabilitate the Carriage House. Attachment 4 includes architect, Patrick Guthrie's, projected cost for the Preservation Consultant.

Project management will be the joint responsibility of the Department of Health and Human Services and the Arlington Historical Commission and management will be accomplished through the formation of an oversight committee that will also include two

consultants: an Architect/Engineer, as detailed in the McLeod Report, and a Preservation Consultant experienced with historic projects of this type.

This funding request meets the criteria established in the Community Preservation Fund. All work proposed will meet the United States Secretary of the Interior's Standards for Rehabilitation.

2. Community Need

The Whittemore-Robbins House (1800) and the Carriage House and Cottage, are some of the older buildings on the Civic Block and one of a few remaining intact estates in Arlington. Caira Robbins (1866-1939) and her sister, Ida, gave the house and the two out buildings to the Town in 1931. When Ida died in 1947, she left the bulk of her estate to the Town. Arlington has lost most of its barns/carriage houses, and therefore, should aspire to preserve these important remnants of its history. The buildings donated to the Town by the Robbins family should be a priority.

Further, the Whittemore-Robbins House is used on weekends for events, such as weddings, and the Carriage House contributes to the appeal of the house itself. The events generate revenue for the Town and will be used for the maintenance of the main house and the Carriage House. Given the level of deterioration of the structure, there is significant concern regarding the continued use of the space.

3. Community Support

Attachment 5 contains letters of support from local historian, Richard A. Duffy, and Patsy Kraemer, Event Coordinator for the Town and former Human Services Director, who was involved in the 1996 rehab of the Whittemore Robbins House.

4. Project Documentation

As previously identified, Attachment 3 contains the structural assessment completed by MacLeod Consulting. The structural assessment identifies the current building deficiencies as well as the projected construction costs for repairing and making the structure functional. Attachment 4 is a letter from architect, Patrick Guthrie, outlining the fee for the Preservation Consultant.

5. Timeline

The timeline for the project is as follows:

Task	Target Date
Structural Assessment/Cost Estimate	March 2016
Form Rehabilitation Committee	June 2016
Appropriation of Funds	July 2016
Publish RFP for Consultants	July 2016
Engage Consultants	August 2016
Advertise for Construction Bids	October 2016
Contractor Selection/Contract Execution	November 2016
Construction Begins	December 2016
Completion of Work	June 2017

6. Credentials

The project will be jointly managed by the Department of Health and Human Services and the Arlington Historical Commission with support from the project committee. Please see Attachments 3 and 4.

7. Budget

The budget for this project is as follows:

Item	Cost
Construction	\$208,000
Architectural/Engineering Fees	\$19,000
Preservation Consultant	\$10,000
Owner's Contingency (25%)	\$52,000
Total Budget	\$289,000

8. Other Funding

The Town does not have other funding for this project.

9. Maintenance

Routine maintenance will be expensed from the Town's event account.

10. Impact on Town Budget

There is no anticipated financial impact on the Town budget after the Carriage House is repaired and made functional. However, if the structure is subsequently repurposed and used for anything other than storage, there would likely be an impact on the Town Budget, depending on how the building was repurposed.

Additional Information

1. Control of Site

The Whittemore-Robbins House, Whittemore-Robbins Cottage, and Carriage House were given to the Town by the Robbins family in 1931. The Town has maintained ownership of the three properties since that time. The Arlington Historical Commission and the Department of Health and Human Services have oversight of these buildings.

2. Deed Restrictions

N/A

3. Acquisitions

N/A

4. Feasibility

There are no known barriers to moving forward with this project.

5. Hazardous Materials

There is a high likelihood that the exterior paint contains lead. The Town will ensure that any disturbance of the exterior will meet Massachusetts Department of Environmental Protection and EPA guidelines. The Town is not aware of any other potential hazardous materials at the Carriage House.

6. Permitting

Notification of the intent to do this work will be provided to the Massachusetts Historical Commission as required. The selected contractor will obtain the appropriate building, wiring, plumbing, and other permits as required to complete the work. Project oversight, including the permitting process, will be the responsibility of the Project Committee and Town staff as required.

7. Environmental Concerns

There is a high likelihood that the exterior paint contains lead. A disturbance of the exterior will meet Massachusetts Department of Environmental Protection and EPA guidelines.

8. Professional Standards

All construction will meet the U. S. Secretary of the Interior's Standards for Rehabilitation and performed to professional standards.

9. Assessor's Map of Property

Attachment 6 contains the Town of Arlington's Assessor's maps for parcel numbers 011.0-0001-0007.0 and 011.0-001-008.0, which comprise the Whittemore-Robbins House, the Carriage House, and the Cottage.

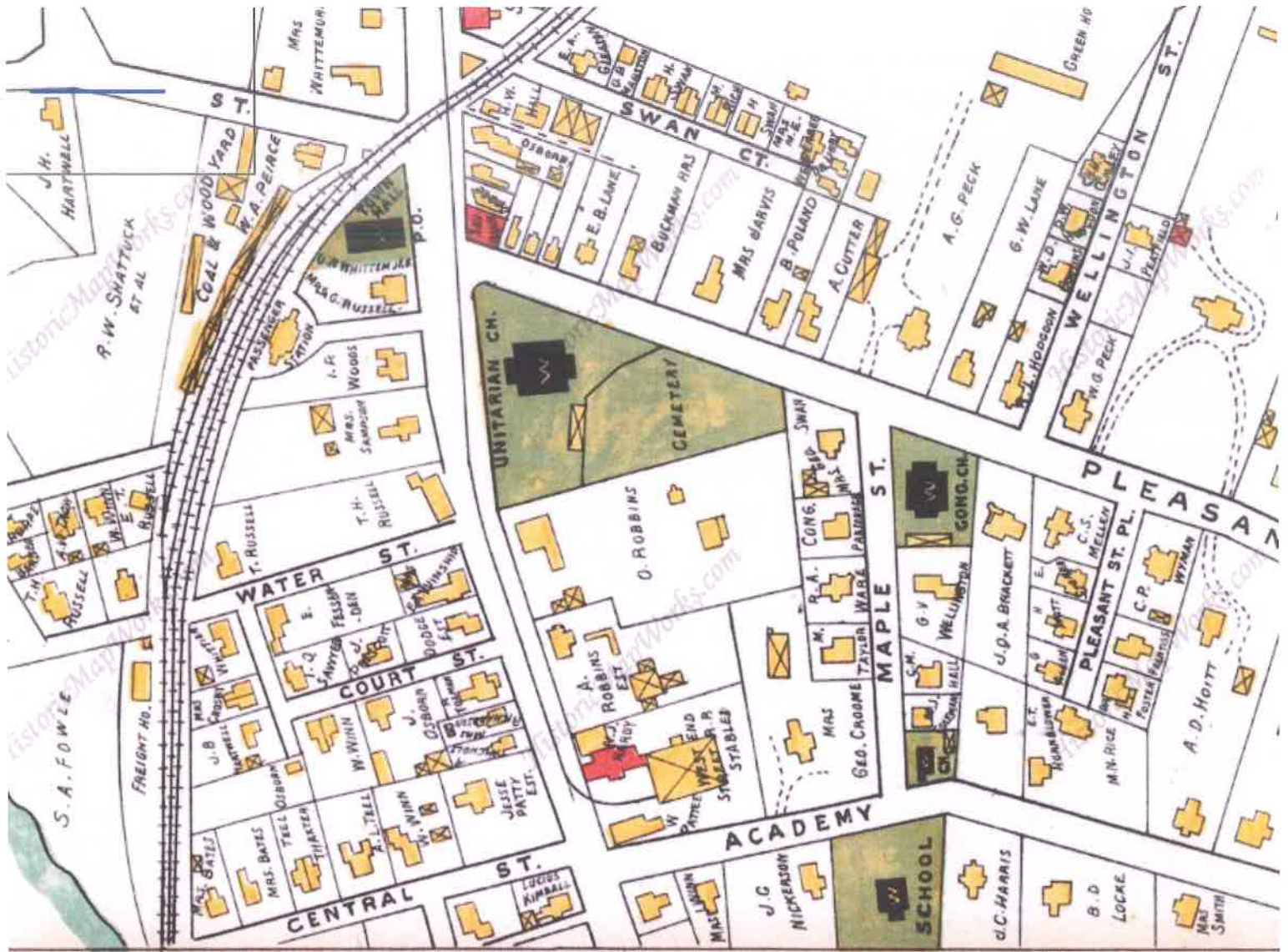
**Whittemore-Robbins Estate
Carriage House
Circa 1890 Photograph**



Whittemore-Robbins Estate

Walker's Atlas

1889



Structural Assessment Report
from
MacLeod Consulting
and
Curriculum Vitae, Arthur McLeod

MacLeod Consulting, Inc.

29 Woods Road
Belmont, MA 02478
(617) 484-4733
fax (617) 484-9708

March 22, 2016

Ms. Christine Bongiorno
Director, Human & Health Services
Town of Arlington
27 Maple Street Senior Center
Arlington, MA 02476

Re: Whittemore Robbins Carriage House Assessment
Structural Engineering Services

Dear Ms. Bongiorno:

At your request is an assessment of the Whittemore Robbins Carriage House for the purpose of reporting on conditions and funding needs to stabilize the building to continue with existing use as a storage facility. At present, the Carriage House is used to store tables and utilities used for outdoor functions.

Background

A two-story carriage house is joined with a one-story addition as established by the exterior siding of the original building inside the addition. Both wood framed buildings are supported on one course of cinder block over a rubble foundation. The floors are concrete slabs on grade. The exterior of the original building is finished with board siding on the front and clapboard on the sides and rear. The addition is finished with clapboard siding. The garage doors are modern roll-up types. Inside, most of the walls and ceilings (soffits) are finished with wood bead board. In the original building, a small basement houses an abandoned boiler. In the first floor of the original building, a round platform is expressed in the floor slab. At one time, turntables were used to turn cars around.

The Whittemore Robbins Carriage House is part of the Civic Block in Arlington. In seeking grants for preservation, granting authorities will likely require repairs be made in accordance with the Secretary of the Interior's Standard for the Treatment of Historic Properties. Any restrictions in force as part of the Civic Block may also apply. The preservation standards will require a higher level of work in carrying out repairs than what would be require for ordinary stabilization work.

Survey

On Thursday, February 18, 2016, I met with Patti Brennan Sawtelle to gain access to the building. I was able to get into all the rooms to make a visual survey from grade and the floors. I took plan measurements and photographs.

Needs Identification

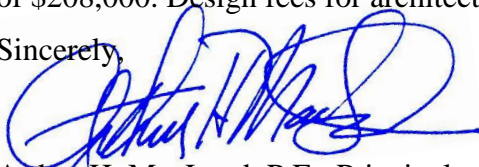
1. Storage. The floors are filled with disorganized storage. Remove storage from the second floor. Remove storage that is elevated on the structure. At present, only store goods on the slab on grade floors.
2. Two-story first floor shoring. In the basement, wood walls bearing directly on soil support closely spaced joists to shore an existing concrete floor slab. This is a temporary stabilization. This wood shoring should be replaced with a permanent steel structure.
3. Two-story second floor joists. The second floor is shored with steel beams that are positioned directly under wood beams. These wood beams appear too small to have previously carried the floor unless several posts spaced across the bay were present or larger beams that were present were removed. The shores are adequate; however, some of the joists were pushed aside and no longer adequately support the flooring. These should be reset to original locations.
4. Two story roof purlins. The roof is framed with wood purlins that span to hip beams. The center beam, the ridge beam, is adequately shored to the steel shoring below. Some of the purlins near the northwest corner of the original building are somewhat rotted from persistent leaks. These should be replaced with new purlins.
5. Foundation in general. Pointing mortar is missing in the cinder block. Repoint the head joints of the cinder block.
6. One-story foundation. The cinder block foundation is missing in the southwest end of the building. Clean out debris and replace with concrete block.
7. One-story raised floor. The raised floor in the middle garage bay is built on a concrete slab on grade and is covered with rot debris. Remove it.
8. One-story loft framing. In the right most garage bay, an ad hoc loft is used to store tables, ladders, building materials, and boxes. The loft is too flimsy for such use. Remove the loft.
9. One-story wall framing and sheathing. The rear wall behind the middle garage bay is significantly deteriorated. Remove rotted framing and sheathing here and replace in kind.
10. Siding. Portions of the board siding in the original building are rotted. Replace in kind along with any concealed deteriorated sheathing.
11. Exterior trim. Exterior trim on the exterior of the original building is rotted and broken in some areas. Replace this damage in kind.
12. Gutters. The gutters are rotted to varying degree. Replace them in kind.
13. One-story roof sheathing. Remove rotted sections of board sheathing and replace with new boards.

14. Roofing. Select replacement to the board roof sheathing cannot be made unless shingles are removed. Remove and replace shingles to effectively carry out repairs to the roof sheathing. This will include flashing against walls.
15. Preservative treatment. Spores from molds and fungi that have rotted areas of wood are now present throughout the structure. These can lay dormant for decades until the amount of moisture and temperature are favorable to their growth again. The entire framing should be treated before covering with finishes using a fungicide to avoid the return of wood destroying organisms.
16. Contingency. Most of the framing is still covered with finishes making an exact accounting of damage challenging. An allowance for unseen damage should be carried until a more exacting assessment in concert with a design is carried out.

Budget

Construction costs including a contingency to make the above repairs totals in the amount of \$208,000. Design fees for architectural and engineering services amount to \$19,000.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.

Attachments: 24 Annotated Photographs, Budget, and 5 Drawing Sheets



1. North face of Whittemore Robbins Carriage House



2. East face of Whittemore Robbins Carriage House



3. West face of Whittemore Robbins Carriage House. Detached shed in foreground.



4. East end of South face of Whittemore Robbins Carriage House



5. West end of South face of Whittemore Robbins Carriage House. Plywood panel propped against a rotted hole in the wall. Note: lintel trim is present that suggests a former wall opening.



6. North face of two story section. Significant rot is present in gutter, door jamb trim and architrave, skirt trim, and siding around lower right window. Ivy suckers will anchor into siding promoting conditions favorable for rot.



7. At north face of one-story area, rot is present in gutter, corner trim of two-story section, and bottom trim and panels of doors.



8. Missing sections of clapboard siding and course of cinder block foundation.



9. At south face of one-story area, cinder block foundation which caps rubble foundation and supports wood sill is missing. The vertical board appears to be the backside of a nailer that supports interior board finishes.



10. View within basement that fits under a small portion of the first floor. Wood studs along two sides support closely spaced planks to shore the concrete slab. Chimney and abandoned boiler in background.



11. Bay in one-story portion next to two -story area. Rear bead board facing is heavily rotted. Some evidence of mold is present in the bead board on the wall separating the west most bay. Raised platform in background is covered with rotted debris.



12. Soffit bead board in the aforementioned bay is rotted near the rear wall.



13. Soffit bead board in the aforementioned bay holds mold next to the two-story area toward the front wall.



14. West most bay in one-story portion. Area is dry. A makeshift loft supports storage.



15. Roof framing over aforementioned bay. Rafters appear intact. Board sheathing has dark staining (potential mold/rot) from past moisture.



16. Gable wall and roof framing over aforementioned bay. Rafters appear intact. Board sheathing is stained from past moisture.



17. Underside of second floor framing in two-story building. Steel beams supported on pipe columns which shore second floor. Existing wood beams are piggybacked on top of the steel beams.



18. Underside of second floor framing in two-story building. Steel beams are supported on pipe columns next to stairs.



19. Underside of second floor framing in two-story building. Steel beams are supported on pipe columns in wall next to one-story building.



20. Mislocated second floor wood joists which appear to have been moved when installing steel shores now not adequately supporting board flooring.



21. Underside of two-story building roof. 3x4 purlins are supported on 5x5 hip beams. Ceiling and walls originally covered with bead board.



22. Two wood shoring posts support the ends of a 5x5 ridge beam. Ridge beam has a 2x10 lapped and nailed to the sloping 5x5 rafters that align with the ridge beam. This formed a makeshift truss and was the main support for the roof.



23. Remnant of former car turntable. Surrounding concrete floor appears original. Circular infill concrete appears tight to surrounding concrete, more recent, and not operable.



24. Storage on second floor.

WHITTEMORE ROBBINS CARRIGE HOUSE STRUCTURAL REPAIRS

Construction Budget

Description	Unit	Quantity	Crew Type	Crew Days	Crew Rate	Labor Amount	Materials	Equipment	Total Amount
1 General Requirements									
Demolish basement shoring	job		2L	1/4	2,421	605		100	700
Demolish bay 3 storage loft	job		2L	1/4	2,421	605		50	700
Demolish rotted bay 2 rear wall	job		2L	1/4	2,421	605		50	700
Remove gutters	job		2C1L	3/4	4,229	3,172		100	3,300
Remove siding	job		2C1L	1/4	4,229	1,057		50	1,100
Remove trim	job		2C1L	1/4	4,229	1,057		50	1,100
Remove purlins	job		2C1L	1/4	4,229	1,057		50	1,100
Remove raised floor bay 2	job		2L	1/4	2,421	605		50	700
Dumpster	uses		1L		1,211	-	600		600
				2 1/2		-			10,000
4 Masonry									
Remove debris	job		1L	1/2	1,211	605		50	700
Rebuild missing concrete block	job		2M1L	1	4,175	4,175	200	50	4,400
Repoint concrete block	job		2M1L	1	2,693	2,693	200	50	2,900
						-			8,000
5 Metals									
Replace wood shoring in basement with steel	no	1	2IW	2 1/2	3,809	9,523	2,000	200	11,700
									11,700
6 Wood & Plastics									
Reframe misplaced 2nd floor joists	Job		2C1L	1	4,229	4,229		50	4,300
Reframe defective roof purlins	Job		2C1L	1 1/2	4,229	6,344	200	50	6,600
Reframe rear wall, sheathing, and siding bay 2	Job		2C1L	1	4,229	4,229	200	50	4,500
Replace defective board siding	Job		2C1L	1	4,229	4,229	200	50	4,500
Replace defective board trim	Job		2C1L	2	4,229	8,458	300	50	8,800
Replace wood gutters	Job		2C1L	2	4,229	8,458	2,000	100	10,600
Apply mold killer and preservative (IAQ) to framing	Job		4L	1 1/2	4,843	7,264	300	100	7,700
									47,000
7 Thermal & Moisture Protection									
Remove shingles	Job		4R1L	1/2	6,785	3,393		300	3,700
remove and replace rotted sheathing in parts	Job		2R1L	1/2	3,998	1,999	200	50	2,200
new roofing	Job		4R1L	1 1/2	6,785	10,178	1,500	50	11,700
						-			17,600
8 Doors & Windows									
Remove windows, temporarily close opening	no	14	2C1L	1	4,229	4,229			4,200
Remove first floor doors, temporarily close opening	no	1	2C1L	1/16	4,229	264			300
Refurbish windows offsite (strip, reglaze, prime coat), and	no	14	2C1L	1 17/25	4,229	7,105			7,100
Refurbish doors offsite (strip, reglaze, reinforce joints, etc)	no	1	2C1L	1/6	4,229	705			700
Reinstall windows	no	14	2C1L	1	4,229	4,229			4,200
Reinstall doors	no	4	2C1L	1/16	4,229	264			300
Replace carriage doors	no	3	2C1L	2 3/8	4,229	10,044			10,000
						-			26,800
9 Finishes									
Apply primer and two top coats to gutter	job		2P	2	2,562	5,124	150	50	5,300
Apply 2 top coats to repaired siding	job		2P	2	2,562	5,124	100	50	5,300
Apply 2 top coats to repaired trim	job		2P	2	2,562	5,124	150	50	5,300
						-			15,900

WHITTEMORE ROBBINS CARRIGE HOUSE STRUCTURAL REPAIRS

Construction Budget

Description	Unit	Quantity	Crew Type	Crew Days	Crew Rate	Labor Amount	Materials	Equipment	Total Amount
Summary									
Subtotal Direct Costs						126,800	8,300	1,850	137,000
General Conditions						500			500
GC Supervision			days	12	600	7,200			7,200
Subtotal Direct Costs						134,500	8,300	1,850	144,700
General Contractors OH & Profit				25%					36,200
Total Construction Costs									180,900
Contingency				15%					27,100
Total Construction Budget									208,000
Architectural & Engineering Fees									
Design	%	cost		7%					13,000
									6,000
Total A&E									19,000
Total project costs NIC Owners overhead									\$ 227,000

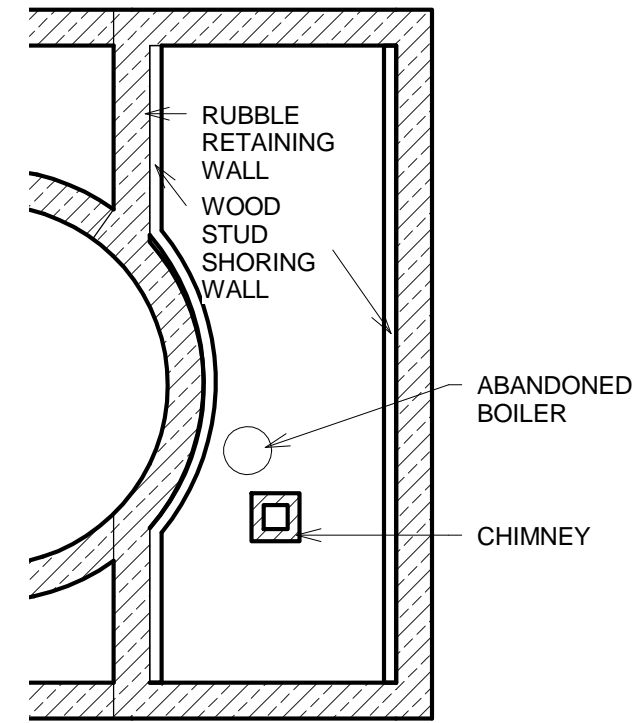
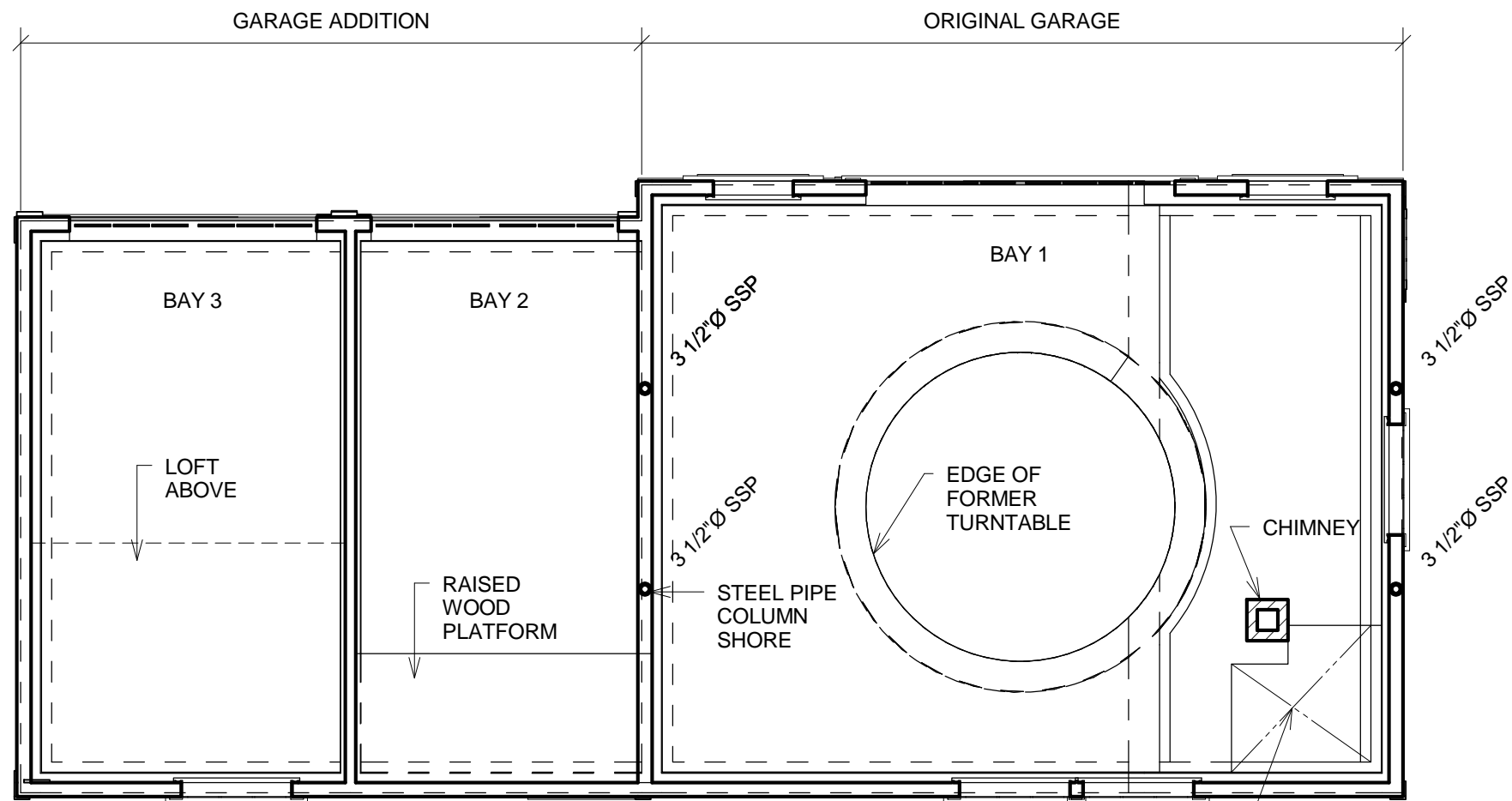
Day rates (subcontractors wages, travel, overhead, & profit)

TRADE	Burdened Hourly Rate	Burdened Day Rate	Adjusted Rate - City & Inflation	Parking & Travel	Total Labor Daily Rate
Carpenter (C)	70	563	916	30	1,509
Cement Finisher (CF)	64	509	829	30	1,367
Electrician (E)	77	616	1,003	30	1,649
Elevator Constructor (EC)	103	827	1,347	30	2,204
Laborer (L)	56	449	731	30	1,211
Roofer (R)	65	519	845	30	1,394
Mason (M)	69	552	900	30	1,482
Iron Worker (IW)	89	713	1,161	30	1,905
Operator Engineer (OE)	73	582	948	30	1,560
Painter (P)	60	476	775	30	1,281
Plasterer (PL)	63	500	815	30	1,345
Plumber (PB)	83	662	1,077	30	1,769
Rodman RS)	81	646	1,052	30	1,728
Sheet Metal Worker (SW)	81	646	1,051	30	1,727
Tile Layer (TL)	47	373	607	30	1,010
Wrecking (W)	61	490	797	30	1,317

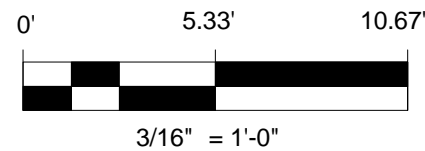
(Rates based on prevailing rates, Refer to Means Construction Cost Data 2011 inflated to 2014)

City Location Index	18.0%	
2011 to future 2014 inflation factor	15.0%	
Labor Market Markup	20.0%	(premium for busy market)

Note: Extended Totals rounded to nearest \$100



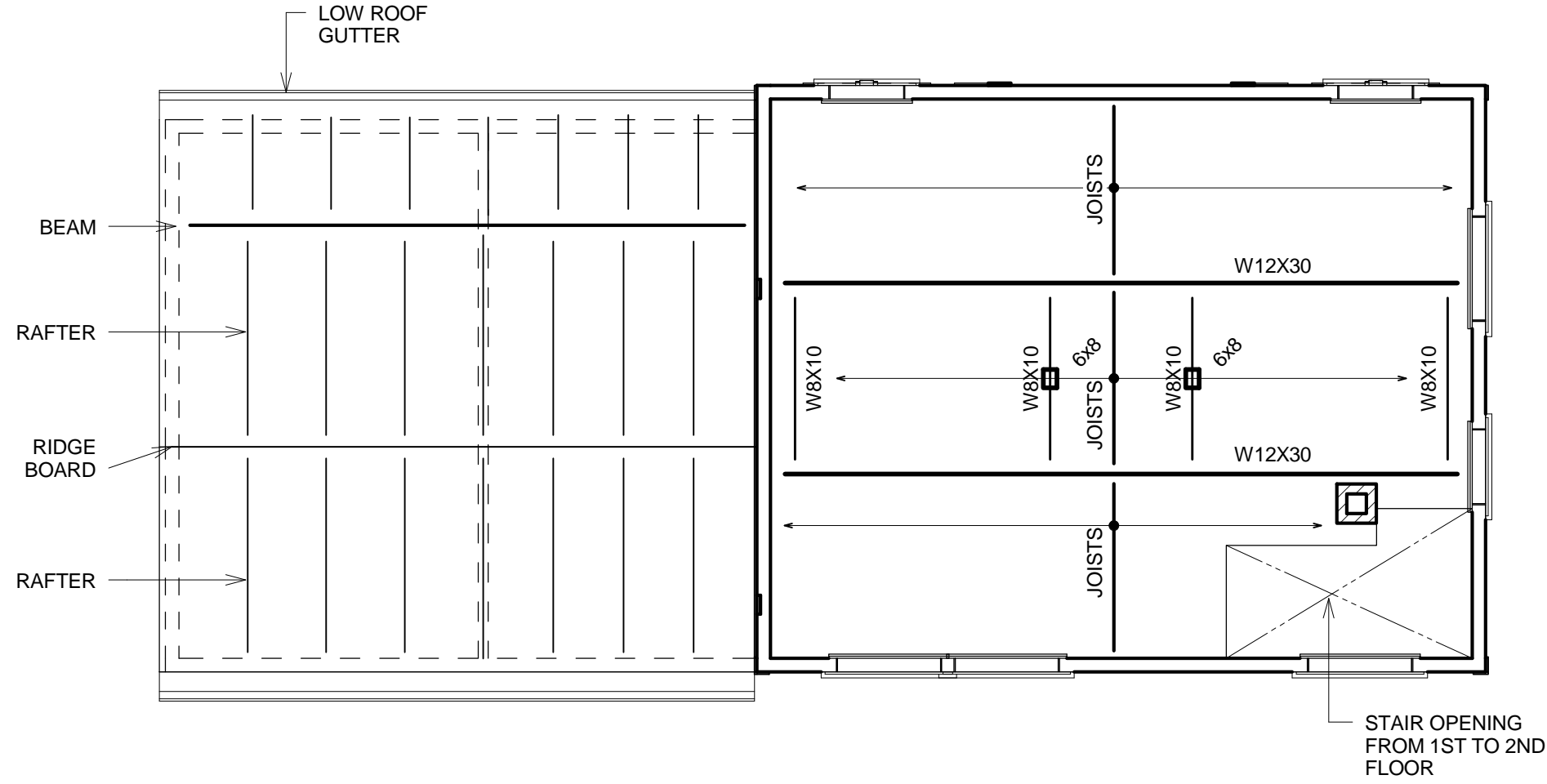
1 1st Floor
3/16" = 1'-0"



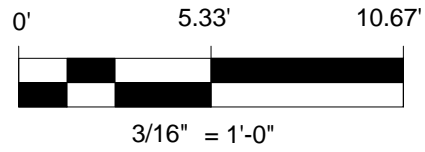
2 Basement
3/16" = 1'-0"

Preliminary Report

SHEET TITLE First Floor And Basement Plans		PROJECT Whittemore Robbins Carriage House		DRAWING A1.01
CLIENT Arlington Human & Health Services 27 Maple St Senior Center Arlington, MA 02476		670R Massachusetts Avenue Arlington, MA 02476		
MacLeod Consulting, Inc. 29 Woods Road Belmont, MA 02478 <i>structural engineering</i>		Revisions		
PROJECT NO:	2016.06	DATE:	02/20/16	DRAWN BY:
FILE:		DRAWN BY:	AHM	DESIGNED BY:
DESIGNED BY:	AHM			

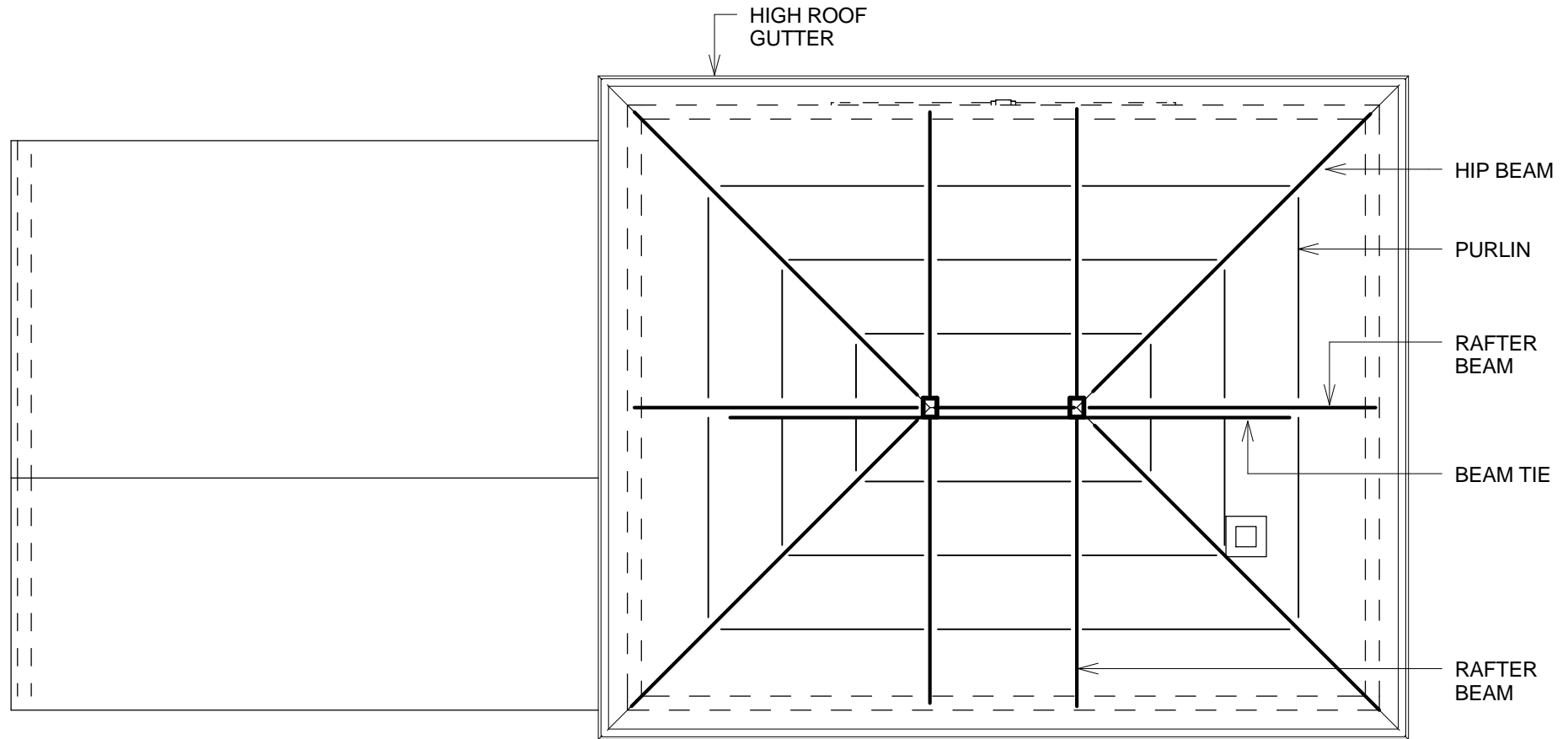


1 2nd Floor
 3/16" = 1'-0"

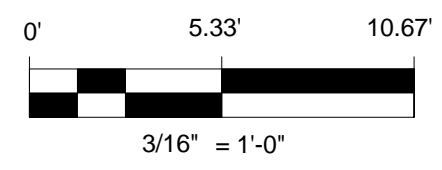
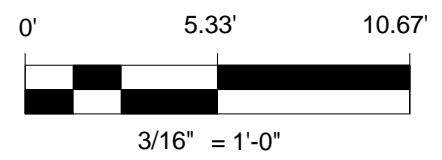


Preliminary Report

SHEET TITLE Second Floor Plan		PROJECT Whittemore Robbins Carriage House		DRAWING A1.02
CLIENT Arlington Human & Health Services 27 Maple St Senior Center Arlington, MA 02476		670R Massachusetts Avenue Arlington, MA 02476		
MacLeod Consulting, Inc. 29 Woods Road Belmont, MA 02478 <i>structural engineering</i>		Revisions		
PROJECT NO: 2016.06	DATE: 02/20/16		FILE:	
DRAWN BY: AHM		DESIGNED BY: AHM		



① Roof
 3/16" = 1'-0"

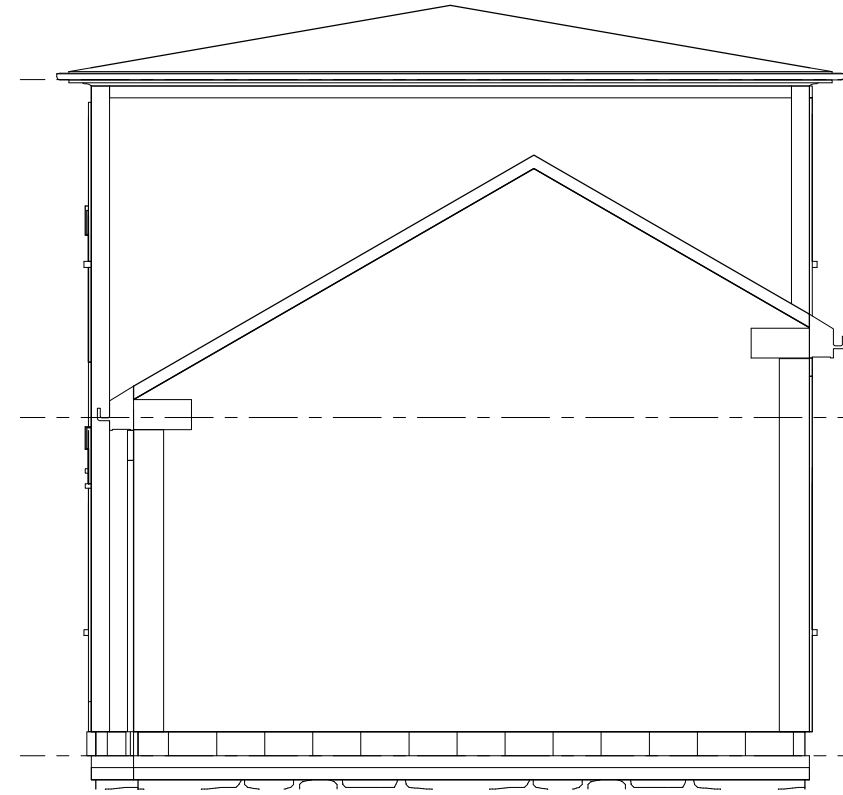
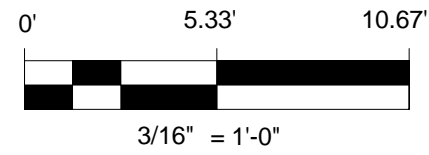


Preliminary Report

MacLeod Consulting, Inc. 29 Woods Road Belmont, MA 02478 <i>structural engineering</i>	CLIENT Arlington Human & Health Services 27 Maple St Senior Center Arlington, MA 02476	SHEET TITLE Roof Plan	PROJECT Whittemore Robbins Carriage House 670R Massachusetts Avenue Arlington, MA 02476
	PROJECT NO: 2016.06 DATE: 02/20/16 FILE: DRAWN BY: AHM DESD BY: AHM	Revisions	DRAWING A1.03



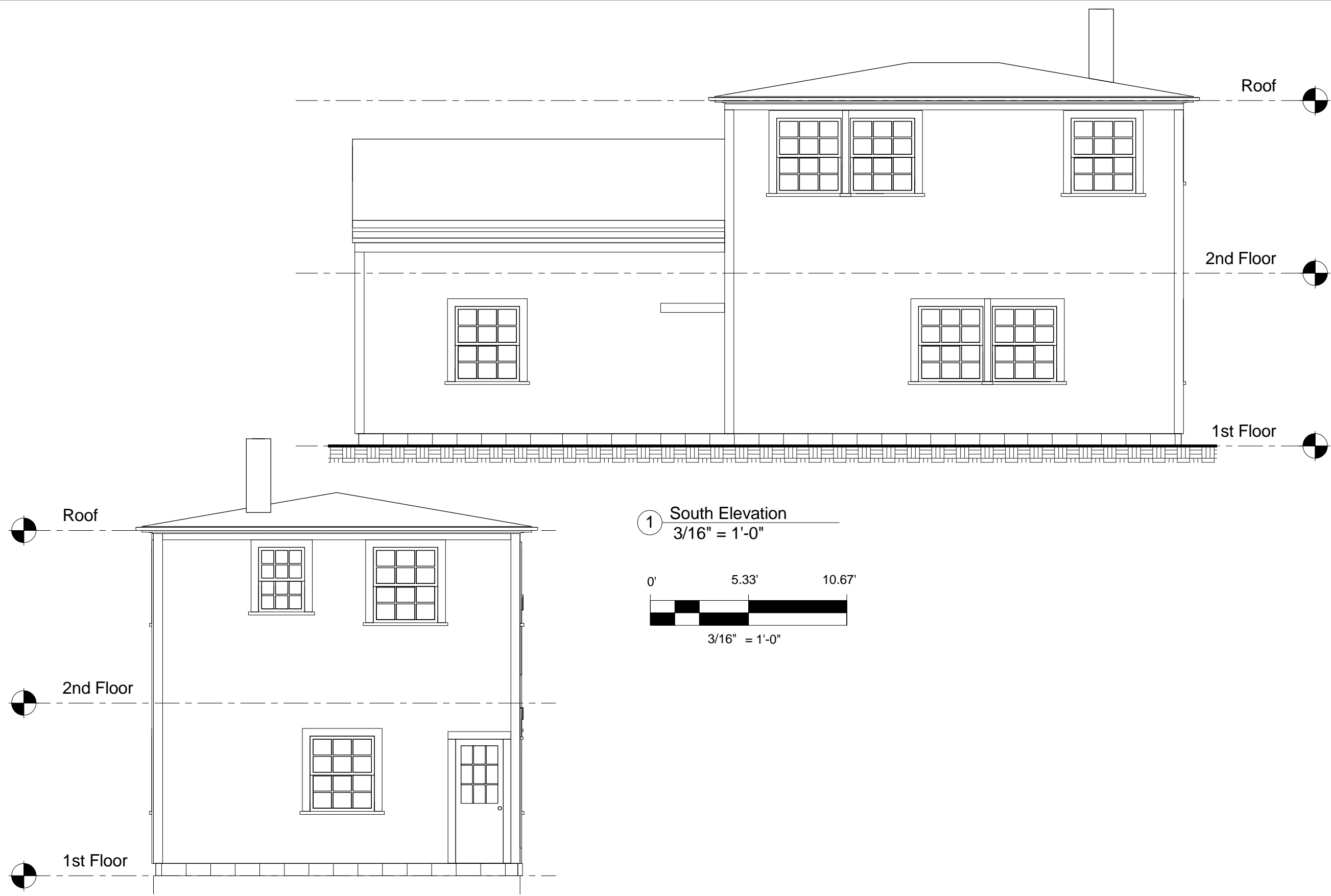
① North Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"

Preliminary Report

SHEET TITLE North and West Elevations		PROJECT Whittemore Robbins Carriage House		DRAWING A2.01
CLIENT Arlington Human & Health Services 27 Maple St Senior Center Arlington, MA 02476		PROJECT NO: 2016.06 DATE: 02/20/16 FILE: DRAWN BY: AHM DESD BY: AHM		
MacLeod Consulting, Inc. 29 Woods Road Belmont, MA 02478 <i>structural engineering</i>		Revisions		
670R Massachusetts Avenue Arlington, MA 02476				



1 South Elevation
 3/16" = 1'-0"

0' 5.33' 10.67'
 3/16" = 1'-0"

2 East Elevation
 3/16" = 1'-0"

Preliminary Report

SHEET TITLE South and East Elevations		PROJECT Whitmore Robbins Carriage House		DRAWING A2.02
CLIENT Arlington Human & Health Services 27 Maple St Senior Center Arlington, MA 02476		670R Massachusetts Avenue Arlington, MA 02476		
MacLeod Consulting, Inc. 29 Woods Road Belmont, MA 02478 <i>structural engineering</i>		Revisions		
PROJECT NO: 2016.06 DATE: 02/20/16 FILE: DRAWN BY: AHM DESD BY: AHM				

MacLeod Consulting, Inc.

29 Woods Road
Belmont, MA 02478-3805
(617) 484-4733
fax (617) 484-9708

RESUME

Arthur H. MacLeod, P.E.

Is a structural engineer who has designed and constructed buildings since 1974.

Work History

MacLeod Consulting, Inc., Belmont, MA (2006 - Present)

Provide consulting, investigating, and design services to architects and property owners for commercial, school, church, institutional buildings and historic structures.

MacLeod Consulting, Belmont, MA (1997 - 2005)

Provided consulting, investigating, and design services to architects and property owners for commercial, school, church, institutional buildings and historic structures.

Boston Building Consultants, Boston, MA (1989 -1997)

Provided consulting, investigating, and design services to architects and property owners for commercial, school, church, institutional buildings and historic structures.

Sanford Structural, Inc., N. Reading, MA (1978 - 1989)

Managed the light metal engineering department. Designed multi-residential buildings and exterior wall structures of commercial and institutional buildings.

Turner Construction Company, Boston, MA (1974 - 1977)

Supervised construction of institutional and commercial buildings.

Education

Northeastern University (1974)

Bachelor of Science in Civil Engineering

Memberships and Affiliations

Boston Association of Structural Engineers — Member, Past President (2004-2005)

Structural Engineers Associations of Massachusetts — Member

Structural Engineers of New Hampshire, Inc. — Member

American Institute of Steel Construction — Professional Member

Registrations

Massachusetts Registration No. 35475

New Hampshire Registration No. 9600

Rhode Island Registration No. 7077

Military

U.S. Army Engineers (1966 - 1968)

MacLeod Consulting, Inc.

29 Woods Road
Belmont, MA 02478-3805
(617) 484-4733
fax (617) 484-9708

FIRM PROFILE

MacLeod Consulting, Inc. sees a cooperative building team as the foundation of a successful construction project. The owner, architect, engineer, and builder all have an interest in delivering the project on time, within budget and meeting client needs. MacLeod Consulting, Inc. is committed to building a reputation for teamwork delivering professional engineering services to meet project goals.

Specialties. MacLeod Consulting, Inc. provides structural engineering services for building work. Institutional, religious facilities and municipal projects are the heart of the business. Projects include new construction, additions, and work on existing buildings. Experience includes many restorations, renovations, alterations, and repairs to registered historic landmark buildings and landscape structures. Technical support is offered for main building frameworks, structural material selections, and building envelopes (roofs and exterior walls).

Clients. Services are offered to architects and building owners for private and public work. Where a building undergoes change or needs the services of multiple disciplines, MacLeod Consulting, Inc. works through an architect. For purely structural repair work, MacLeod Consulting, Inc. will work directly with an owner. MacLeod Consulting, Inc. sees its responsibility as providing clear, readable analyses, recommendations, and designs so clients can make well-informed decisions and contractors can plan efficient operations.

Resources. MacLeod Consulting, Inc. is committed to keeping abreast of office automation technology. Information can be exchanged through the Internet. Complex computations are done with matrix and finite element analysis and numerical solver programs. Drawings are rendered on computer using AutoCAD and Revit Structure. Drawings, text, and spreadsheet documents are published in Adobe PDF format allowing for the extra-office trading of project files.

SERVICES

MacLeod Consulting, Inc. offers design services for the construction, repair, and maintenance of buildings. These are as follows:

Investigations. Reports to clients that categorize structural problems and their causes, recommend solutions, and provide construction budgets. These are useful for clients who want to assess known problems.

Condition Assessments. Reports to clients that include a survey narrative, identify problems, recommend solutions, and provide construction budgets. These are useful for clients who want to assess known problems and uncover potential liabilities.

Consulting. The provision of informal and limited technical advice to design professionals and builders. This service is offered for those who have a moderate working knowledge of structural engineering.

Design. The making of formal drawings and specifications from which contractors can bid and build work. This service is offered to architects for new construction and projects undergoing changes. It is offered directly to building owners for repair projects.

Fast-Track Design. The making of limited formal drawings and specifications from which contractors can bid and build the work — for architects and building owners. Used to accelerate construction for privately funded projects.

Construction Administration. The process of periodically reviewing the site during construction, reviewing contractor's shop drawings and submittals, reviewing contractor's invoices and claims, resolving technical disputes, and making a final inspection of the completed work. This service is an adjunct to design usually required by the governing building authority.

Testing and Inspection. Massachusetts requires the Structural Engineer of Record to set up a program to review structural inspections of building construction. This is a service provided in addition to construction administration, at the owner's expense. The Boston Association of Structural Engineers provides a free publication on this topic at their website:

<http://www.b-ase.org/Publications.html>.



Oliver Estate
2014

Oliver Estate, Town of Middleborough. Surveyed structural and envelope conditions. Prepared report on recommendations for optional reuse. Property included main house, carriage house, and barn. Middleborough, MA

Reference: Wendall Kalsow, Architect; McGinley Kalsow & Associates, Inc. (617) 625-8901

Mary Baker Eddy Home, Lynn
2013

Mary Baker Eddy Home, Lynn. Longyear Museum. Surveyed and assessed condition of first home of Mary Baker Eddy. Prepared design to restore home to original configuration and an access entrance addition on the rear. Lynn, MA

Reference: Gary Wolf. Architect; Gary Wolf Architects, Inc. (617) 742-7557

Mary Baker Eddy Home, Newton
2008

Mary Baker Eddy Home, Newton. Longyear Museum Surveyed and assessed condition of last home of Mary Baker Eddy. Prepared design to restore and repair porticos, porch roofs, and rear balcony deck with steel stairs. Newton, MA

Reference: Gary Wolf. Architect; Gary Wolf Architects, Inc. (617) 742-7557



Edmund Fowle House
2006

Edmund Fowle House. Assessed central chimney. Designed new support to rebuild fireplaces and chimney support from basement to top floor. Property is listed as an historical landmark. Watertown, MA

Reference: Wendall Kalsow (Architect) McGinley Kalsow & Associates, Inc. (617) 625-8901



Brotchie House
2005

Brotchie House, Boston Properties. Assessed structural condition. Portions of structure had failed. Designed repairs to correct deficiencies. Designed strengthening to rehabilitate structure for use as a conference center. Weston, MA.

Reference: Gary Wolf. Architect; Gary Wolf Architects, Inc. (617) 742-7557



Gibson House
2002

Gibson House Museum. Assessed structural condition of fire escape and rear accessory shed, an ell service entry. Designed repairs to shed foundation and walls. Property is listed as an historical landmark. Boston, MA

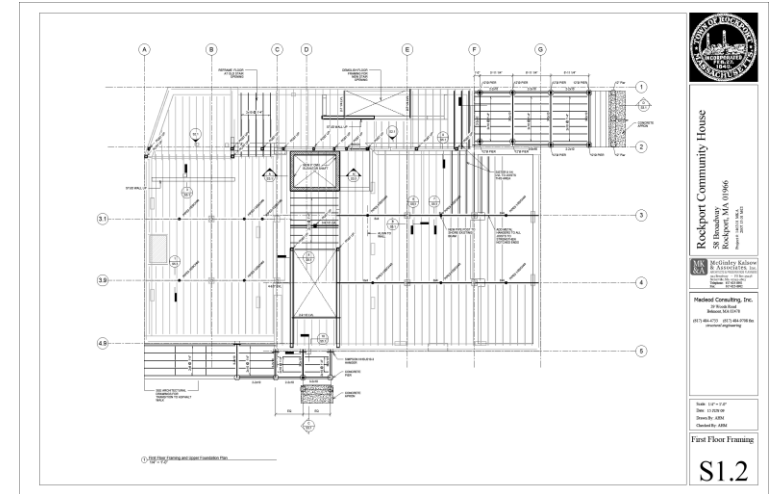
Reference: Gary Wolf. Architect; Gary Wolf Architects, Inc. (617) 742-7557

Municipal Projects

Rockport Community House

Rockport Community House Renovations. Assessed condition of early c.1800 building first used as a school and later as a community center. Prepared drawings for access repairs and space improvements. Rockport, MA

Reference: Wendall Kalsow, Architect, McGinley Kalsow & Associates, Inc. (617) 625-8901

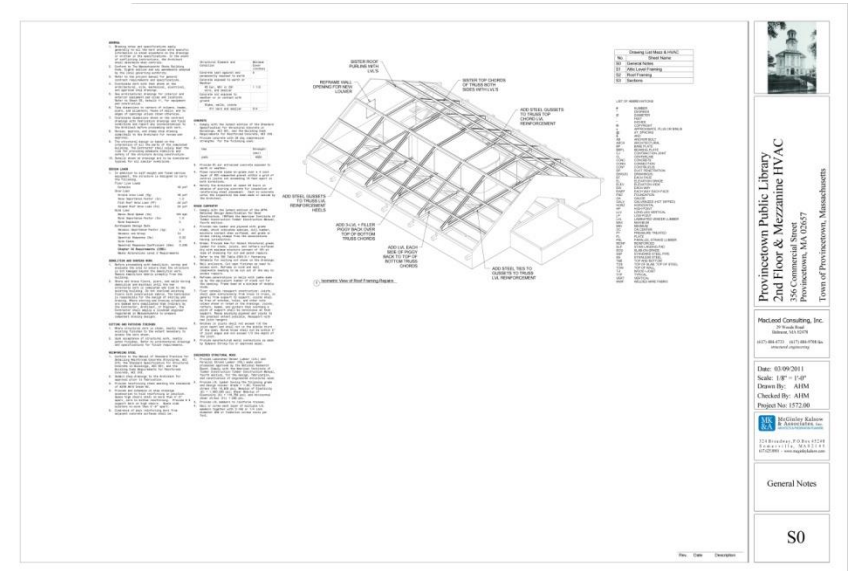


Provincetown Public Library

Provincetown Public Library Phase I: design foundation for basement expansion and facade restoration in late 1800's wood framed building. Assess roof structure.

Phase II: Structural renovations for HVAC improvements and structural strengthening of roof timber trusses. Provincetown, MA.

Reference: Wendall Kalsow, Architect, McGinley Kalsow & Associates, Inc. (617) 625-8901

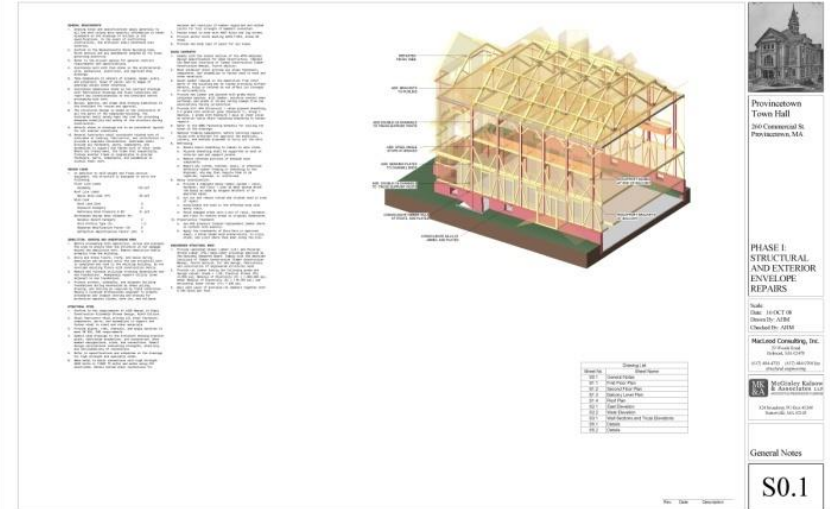


Municipal Projects

Provincetown Town Hall

Assessed condition of roof and supporting exterior walls of a c.1886 town hall building. Identified weak roof truss supports, overstressed post supports, and partially rolled purlins. Prepared bid drawings and specifications to strengthen the identified structural deficiencies.

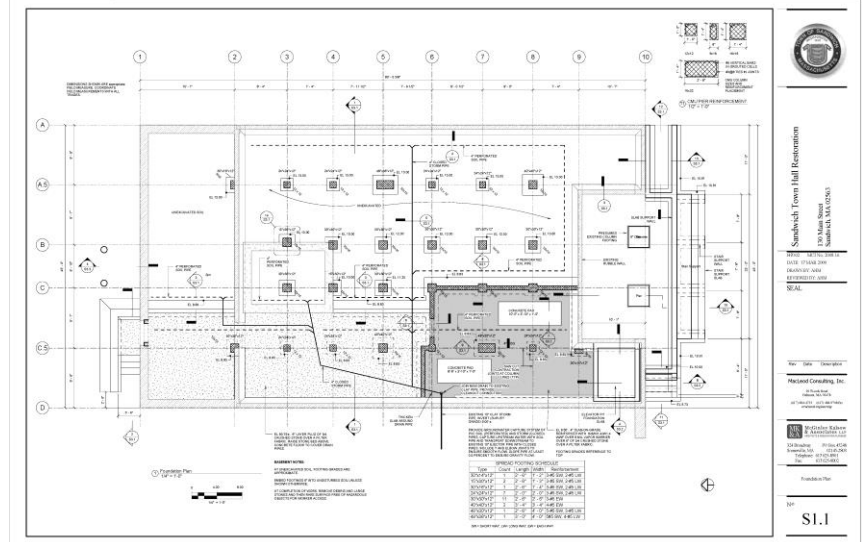
Reference: Wendall Kalsow, Architect, McGinley Kalsow & Associates, Inc. (617) 625-8901



Sandwich Town Hall

Assessed condition of this circa mid 1800's. Recommended water abatement in basement and interior foundation rebuilding. Designed floor strengthening repairs and alterations for ramps and elevator shaft. Strengthened roof trusses.

Reference: Wendall Kalsow, Architect, McGinley Kalsow & Associates, Inc. (617) 625-8901

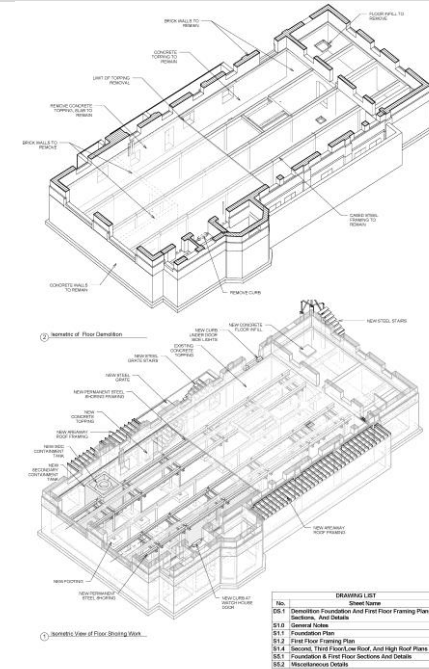


Municipal Projects

Boston fire Department, Engine Company 51

Designed renovations including structure to reinforce apparatus bay slab, exterior stair framing, add anchors between walls floors/roofs, and provide consulting services for envelope problems for c.1912 brick structure.

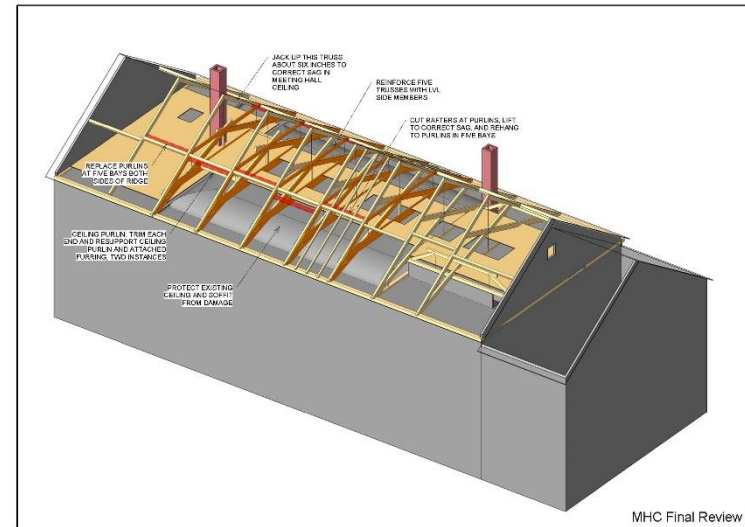
Reference: Ted Galante, Architect, The Galante Architecture Studio (617) 576-2500



Mendon Town Hall

Assessed condition of Town Hall roof built in the 1840's. Surveyed for dangerous conditions. Designed structural repairs to repair framing and strengthen roof trusses.

Reference: Maximillian Ferro, Architect (retired), Preservation Partnership (802) 247-6924



MacLeod Consulting, Inc. 10000 Highway 101 Burlington, VT 05408 Tel: 802.247.6924 Fax: 802.247.6924 www.macleodconsulting.com	Project No: 2008.02 Date: 04/14/08 Scale: 1/8" = 1'-0"	Project Name: Mendon Town Hall 20 Main Street Mendon, VT 05652 Tel: 802.247.6924	Sheet No: S.10 Title: Isometric Structural Roof Framing
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MHC Final Review

PUBLIC PROJECTS

Project		Description
Upton Town Hall Upton, MA	2014	Surveyed condition of late 1800's masonry veneer walls and wood framing. Prepared condition assessment report. Prepared design for access improvements. Alterations included lowering basement, replacing entry stairs, adding ramps, and alterations for interior access and for support and penetrations for mechanical systems.
Chelsea Fire Department Engine Company 3 Chelsea, MA	2013	Designed alterations including structure to reshore apparatus bay slab, stair reframing, and a lunchroom addition in this late 1800's brick structure.
Needham Town Hall Needham, MA	2011	Surveyed condition of masonry walls and wood framing. Prepared condition assessment report. Prepared design for access improvements and steel frame addition. Alterations included lowering basement, replacing entry stairs, adding ramps, and alterations for interior access and for support and penetrations for mechanical systems. Addition included use for offices, high density storage, and support of mechanical equipment.
Boston Fire Department Engine Company 51 Boston, MA	2011	Designed renovations including structure to reinforce apparatus bay slab, exterior stair framing, add anchors between walls floors/roofs, and provide consulting services for envelope problems for c.1912 brick structure.
Gloucester City Hall Gloucester, MA	2011	Assessed condition of City Hall timber framed tower built in the 1870's. Surveyed condition to determine if dangerous conditions are present. Designed emergency shoring for temporary stabilization. Designed structural repairs to repair and strengthen framing. Returned in a second phase to make envelope repairs to the main roof.
Rockport Community House Rockport, MA	2010	Assessed condition of early c.1800 wood framed building first used as a school and later renovated as a community center. Prepared drawings for access repairs and space improvements.
Provincetown Town Hall Provincetown, MA	2010	Assessed condition of roof and supporting exterior walls of a c.1886 wood framed town hall building. Identified deficient structure and prepared repair design. Continued with a second phase for design renovations for new access, room layout changes, and support for mechanical equipment.

Project		Description
Provincetown Public Library Provincetown, MA	2010	<p><i>Phase I:</i> design foundation for basement expansion and facade restoration in late 1800's wood framed building. Assess roof structure.</p> <p><i>Phase II:</i> Structural renovations for HVAC improvements and structural strengthening of roof timber trusses.</p>
Sandwich Town Hall Sandwich, MA	2010	Assessed condition of this circa mid 1800's wood framed town hall. Recommended water abatement in basement and interior foundation rebuilding. Designed floor strengthening repairs and alterations for ramps and elevator shaft. Strengthened roof trusses.
Georges Island dcr Boston Harbor Islands	2010	Surveyed condition of masonry and steel/wood framing of c.1906 building complex. Prepared report assessing condition of masonry and framing. Prepared design construction documents for repairs to steel and masonry. Added shade shelter over former Cable Tank Building foundation. In the Generator Building, integrated a permanent steel shore frame with an added mezzanine level to return this building to service for electrical generation, storage, and maintenance garaging.
Mendon Town Hall Mendon, MA	2009	Assessed condition of c.1840 wood framed town hall roof as part of program for structural repairs with MHC participation. Prepared contract drawings for repairs to strengthen and realign roof trusses.
Winchendon Senior Center Winchendon, MA	2006	Investigated the feasibility of adding an elevator to an historic masonry school building, The Old Murdock High School, to convert use to a senior center and museum. Designed new entry floor, elevator shaft, and wall openings.
Athol Police Station Athol, MA	2006	Assessed condition of 1950's era steel framed supermarket for rehabilitation as a police station. Designed bracing to stabilize building and masonry walls to meet lateral load requirements for an essential structure. Designed wood truss roof to improve appearance.
Rochester Police Station Rochester, NH	2004	Designed a steel framed police station in a Seismic Design Category D site classification meeting the performance category requirements for an essential structure. Building includes a fully occupied basement (8,000 SF) and three stories (27,160 SF) above grade. Exterior walls support brick veneer.

Project		Description
Gus Cauty Center Falmouth, MA	2002	Designed 9,000 square foot, two-story addition to the Town's recreational center. Work included concrete, steel framing and underpinning. Project received AIA New England Design Innovation Award.
Benjamin Caryl House Concord, MA	2002	Assess condition of 1777c historic wood framed house owned by Town. Replace rotted timber framing, add underground drainage to mitigate damp crawl space and basement.
Town Offices at Ipswich Ipswich, MA	2000	Structural investigation and design for alterations to convert a former school into town offices. Work included cutting openings in masonry walls and floors, building a two-story reinforced concrete town records vault, parapet bracing, and seismic wall strengthening in the gymnasium.
Memorial Hall Monson, MA	1998	Surveyed condition of the tower of Memorial Hall and prepared report and application grant for emergency funding to stabilize the structure in which portions of facing fell off the tower. Prepared design for repairs to masonry, framing, roofing, and windows.

PRIVATE PROPERTY

Project		Description
Mary Baker Eddy Home Longyear Museum Lynn, MA	2001- 2011	Assess the structural condition of the first home, in Lynn, owned by Mary Baker Eddy as part of a needs assessment for maintaining this wood framed building as a house museum and meeting place.
Bigelow Chapel Mt. Auburn Cemetery Cambridge, MA	2010	Assessed Guastavino floor and wall construction of this turn-of-the-century structure in preparation of penetrations for mechanical upgrades. Evaluated stresses in floor and design procedures for penetrations.
Story Chapel Mt. Auburn Cemetery Cambridge, MA	2012	Designed an exposed heavy timber porch roof using concealed connections. Frame is supported on stone covering concrete.
Phoenix Park Solar Panel Array Shirley, MA	2010	Design steep frame supports for solar panel arrays supporting hundreds of panels on filled soil of a former swamp.
Brochie House Weston, MA	2005	Phase one design of structural stabilization repairs of an historic wood framed home for interim rehabilitation. Phase two design of structural framing repairs to rehabilitate historic house into a business conference center.
Concord Square Framingham, MA	2002	Assess structural conditions of facade and framing of a collection of late 19th and early 20th Century buildings in Framingham Center – Fitts, Market, and Hemmingway buildings. Design structural repairs to marquee, vaulted sidewalks, facade framing, and masonry.
Gibson House Museum Boston, MA	2001	Assess condition of historic shed attached to historic museum. Provide repair design to correct deficient framing.
Belmont Lions Club Belmont, MA	1999	Assessed condition of former rail station roof framing and finishes. Assisted in preparing report for grant application to Massachusetts Historical Commission. Prepared design to replace clay tile roofing and repair wood finishes.

INSTITUTIONAL FACILITIES

Project		Description
Dimock Community Health Center Cary Cottage Roxbury, MA	2005	Assessed condition of circa late 1800's hospital building. Program includes renovation, remedial strengthening, and access additions.
Dimock Community Health Center Mary Eliza Mahoney House Roxbury, MA	2004	This project managed as a fast track renovation of the 22,000 square foot north wing of Sewall Building in the Dimock Community Health Center converting it from hospital wards and clinics to transitional housing. Work included assessing the existing cased steel frame and masonry walls and designing alterations and structural repairs.

RELIGIOUS STRUCTURES

Project		Description
First Church Christ Scientist Concord, NH	2013	Assessed this circa 1904 masonry church. Evaluated exterior envelope and steeple construction. Provided schematic design for repairs to restore roofing and masonry to serviceable condition. Provide design for reinforcing masonry at transfer level in steeple.
United First Parish Church Dorchester, MA	2009-2013	Assessed condition of this late 1800's era timber framed church. Identified deficient conditions in roof framing. Designed repairs for multi-phased repairs and improvements to strengthen roof trusses and steeple posts, restore two levels of steeple framing, and to provide ramp access.
Hopedale Unitarian Parish Church Hopedale, MA	2012	Evaluated existing condition of steeple and buttress masonry for project underway of a circa 1897 church. Determined that the facing and core of the buttresses were not bonded and not thoroughly bedded in mortar. Provided design to add tie reinforcing and grouting to strengthen this structure.
Sacred Heart Parish Manchester-by-the Sea, MA	2011	Assessed the masonry steeple of this church evaluating deterioration in mortar, cracking in masonry, and effusion of efflorescence. Provided design for crack repairs and joint reinforcing. Consulted on correcting deteriorated mortar and removal of salts.
First Parish Brookline Brookline, MA	2010-2013	Provide recommendations for masonry steeple maintenance. Provide designs for phased repairs to steeple.
Holy Family Parish Amesbury, MA	2009	Assessed condition of brick and wood framing to c.1825 former school house and convent buildings. Identified structural problems with deteriorated wood framing and timber roof trusses for Phase I repairs. Prepared drawings and specifications to carry out Phase II and III renovations.
Stratford Street Church West Roxbury, MA	2009	Assessed condition of church c.1905 and parish hall timber framing c.1953. Determined parish hall roof framing undersized. Prepared construction drawings to reinforce timber roof trusses. Examined masonry in church to assess causes of cracking and recommend repair methods.
St. Ann Parish Somerville, MA	2009	Surveyed timber roof framing. Designed new foundation wall to support existing walls by boiler room, survey & report on condition of roof trusses. Reframed floors for new elevator and other access improvements.

Project		Description
Unitarian Universalist Church Reading, MA	2008	Designed new community center housing a function room, lobby, offices, kitchen, and storage. Added choir wing, and removed transept columns at existing sanctuary. The design included glued-laminated timber beams and columns, light wood framing, concrete foundations, and steel girders.
First Parish Watertown Watertown, MA	2003	Investigate condition of sanctuary roof. Designed steel frame concealed in rafter and attic spaces to strengthen roof and structural alterations to reframe stage with new stairs in this late 19th Century wood framed church.
Orleans Methodist Church Orleans, MA	2002	Design structural wood framing for addition and new entryway.
St. Mary Church Rochester, NH	2000	Designed new 12,000 square-foot church. The design included glued-laminated timber beams and columns, light wood framing, concrete foundations, and steel steeple support. The timber framed roof over the spacious sanctuary is supported on two 55-foot long timber trusses.
Old Cambridge Baptist Church Cambridge, MA	1992-2012	Designed emergency stabilization of 164-foot tall steeple of this historic masonry church. Designed repairs to rebuild stone masonry steeple, strengthen wood landings, and brace and tie steeple together. Returned to repair slate roof in 1998 and to repoint and stabilize north wall, reframe first and second floors, and replace stained glass window in 2002.
United First Parish Church Quincy, MA	1998	Structural repair to roof of the “Church of the Presidents.” Work included shoring the domed sanctuary ceiling and timber roof trusses, adding steel trusses assembled within the attic supported on masonry walls, and strengthening roof framing connections. Church received Massachusetts Historical Commission grant.
Refuge Church of Christ Roxbury, MA	2011	Surveyed condition of masonry walls and wood framing. Prepared condition assessment report assessing condition of masonry (including partial collapse) and framing. Prepared emergency stabilization document. Preparing Phase I wall and roof repairs.

EDUCATIONAL FACILITIES

Project		Description
St. Anthony School Everett, MA	2013	Assessed cause of cracking and condition of masonry in this concrete framed structure. Determined areas where connections between masonry and frame were deficient. Designed repairs to mitigate cracking and refasten masonry to frame.
Tufts University Bromfield-Pearson Hall Medford, MA	2012	Evaluated roof framing for reroofing project for this late 1800's era building. Determined areas where connections between the roof and masonry walls were deficient. Designed repairs to anchor roof to walls and strengthen roof diaphragm.
Tufts University Goddard Hall Medford, MA	2011	Working with a preservation architect, surveyed condition of barn first constructed in pre-Revolutionary Colonial era and expanded over the years. Prepared measured drawings. Designed repairs to correct unstable components, and decayed wood.
Phillips Academy Double Brick House Andover, MA	2008	Assessed condition of masonry and roof framing of this early 1800's dormitory. Repairs included rebuilding dislocated and cracked walls, repointing walls, and strengthening the roof framing. Work was carried out to meet preservation standards.
Harvard University Lowell House Cambridge, MA	2008	Studied and designed the Lowell House tower to remove and replace a 35 ton set of massive Russian bells. Evaluated the structural framing of the tower and loading for several strategies of rigging. Studied causes of cracking in the tower masonry and designed repairs.
Tufts University Eaton Hall Medford, MA	2008	Assessed the masonry envelope and exterior stairs. Provided consulting to architect for masonry repairs. Designed repairs to exterior stairs.
Phillips Academy Memorial Bell Tower Andover, MA	2005	Assessed strategies for reconstruction of 1923 Bell Tower. Program included evaluating several schemes for cost, constructability, and historical authenticity. Design relied on reinforced CMU masonry supporting a brick veneer. Masonry supports refurbished steel framed, wood faced belfry.
Harvard University Ward Homestead Barn Shrewsbury, MA	2004	Working with a preservation architect, surveyed condition of barn first constructed in pre-Revolutionary Colonial era and expanded over the years. Prepared measured drawings. Designed repairs to correct unstable components, and decayed wood.

LANDSCAPE ARCHITECTURE SUPPORT

Project		Description
Bethany Cemetery Gate Monson, MA	2006	Evaluated stone arch and wrought iron gated for cemetery entrance.
Medford Honor Roll Memorial Medford, MA	2007	Designed foundations and masonry connections for stone war honor roll memorial.
dcr Old Harbor Shade Shelter Boston, MA	2007	Designed steel framed shade shelter on concrete piers and mat foundation for Head Island site in south Boston.
Georges island Shade Shelter Boston Harbor	2008	Designed steel framed shade shelter on top of old foundation of former mine storage building on Georges Island.
Winchester Veteran's Memorial Winchester, MA	2007	Designed foundations and masonry connections for stone war honor roll memorial.
Provincetown Public Library Provincetown, MA	2010	Designed support for site stairs, retaining walls, and statue.
United South End Settlements Boston, MA	2011	Reconstruct brick garden wall along public sidewalk in Boston's South End historic setting.
Kelleher Rose Garden Restoration Boston, MA	2012	Replace concrete basin and add storage shed for landscape setting in Boston's Emerald Necklace.

Preservation Consultant Quote

Patrick Guthrie, Architect from Design Associates

From: Patrick Guthrie <patrick@design-associates.com>

To: pbrennan@town.arlington.ma.us

Date: 03/09/2016 10:33 AM

Subject: Preservation consultant services for rehabilitation project at Whittemore Robbins Carriage House

Dear Patti:

thank you for asking me about budgeting for preservation consultant services. At my current firm and previously with Spencer & Vogt, Inc., we often work with consultants on projects of similar scope.

I would recommend a budget of \$10,000 for services which would include identification of character defining features, plan and specification review for conformance with the Secretary of the Interior's standards for the Rehabilitation of Historic Structures and participation in construction administration to ensure the work is meeting the standards.

Regards and good luck with the project.

Patrick Guthrie

Architect

DESIGN ASSOCIATES INC

1035 Cambridge Street | Cambridge, MA 02141 | 617.661.9082

PO Box 1520 | Nantucket, MA 02554 | 508.228.4342

www.design-associates.com

Letters of Support:

Richard A. Duffy

and

Patsy Kraemer

RICHARD A. DUFFY
PUBLIC HISTORIAN
122 APPLETON STREET
ARLINGTON MA 02476
781-643-8218

February 29, 2016

Community Preservation Committee
c/o Adam Chapdelaine, Town Manager
Robbins Memorial Town Hall
730 Massachusetts Avenue
Arlington MA 02476

Dear Committee Members:

I am writing this letter to demonstrate community support for the Town of Arlington's application for a grant from Community Preservation Act funds to rehabilitate the historical stable/carriage house of the Whittemore-Robbins House ("Robbins Carriage House").

The Robbins Carriage House is an integral part of the setting of Whittemore-Robbins House and cottage. Of its associations with historical persons whose gifts made possible such exceptional public places and spaces in Arlington, it can be said that the Robbinses "need no introduction." It is important to honor the family's extraordinary generosity by suitably maintaining the Robbins Carriage House in perpetuity.

Unfortunately, the carriage house has been badly neglected for many years and now is in urgent need of restoration. Fortunately, the photographic record and the surviving evidence of changes that are themselves of a historical character can guide saving this building in an appropriate manner.

Historical Review of Carriage House

Nathan Robbins (1803-1888), was a Robbins family patriarch whose fortune as a pioneer in the commercial poultry business enabled him to purchase the Whittemore-Robbins House in 1847. The carriage house may already have existed by that time; but at all events, it definitely is contemporary to Nathan Robbins's occupancy of the mansion.

The Whittemore-Robbins House and its carriage house originally stood on the site of Robbins Library, and faced east. In 1890 the structures were moved to the rear of the Robbins lot and rotated to face north (towards Massachusetts Avenue). It is important to note that after the relocations the carriage house stood at approximately the same distance and general relationship to the mansion as when both structures were on their original sites.

The two-story main block of the Robbins Carriage House served as the horse stable, with living quarters on the upper floor that would be available for men who working regularly or casually for the household as drivers, gardeners, and similar non-domestic roles. Crowning the roof was a four-sided dovecote cupola (which could be reproduced inexpensively and durably as a non-functioning decorative element as part of the upcoming restoration). The single-story wing was a carriage shed with two open bays.

The outline of the Robbins Carriage House appears in the 1875 Beer's atlas of Middlesex County (plate 104), although this source contains a printing error that does not make clear that the structure is a stable. The carriage house is clearly depicted (and easily identifiable due to its dovecote cupola) in O.H. Bailey's bird's-eye view of Arlington (1884). In George H. Walker's atlas of Middlesex County (1889) the stable/carriage house is properly identified as such. The structure appears in the same proportion and configuration, by that time moved to its present location, in Stadly's 1898 atlas of Middlesex County.

Arlington's real estate tax records suggest that the building was converted to automobile use in 1907, as the verbal description evolves from "stable" to "building" or "O.B." (for "outbuilding"). This timing likely coincides with the conversion of doors into partial-height windows, flanking the center entrance of the stable block. The open carriage shed bays were eventually re-framed to accommodate garage doors. In the Sanborn Insurance Atlas of Arlington (1922), the presence of an underground gasoline tank near the garage is noted.


Recomendation

Photographic evidence enables the rounded-head framing treatment of the two side garage bays to be reproduced accurately, and the existing framing of the former doors on the stable block should be restored to match existing. A desirable outcome would be to preserve the structural and decorative aspects of the Robbins Carriage House, and retain its functionality for storage purposes, by targeting an informed supposition of the building as it would have appeared at the time of its 1907 conversion.

Conclusion

The Robbins Carriage House restoration project would make a meaningful improvement to the ensemble of buildings and landscapes that make up Arlington's Civic Block, and allow it to emerge as a showcase element. It is most deserving of your consideration.

Very truly yours,

A handwritten signature in brown ink, appearing to read "Richard A. Duffy". The signature is fluid and cursive, with the first name being the most prominent.

Richard A. Duffy



ROBBINS MEMORIAL TOWN HALL AUDITORIUM
730 Massachusetts Avenue, Arlington, Ma. 02476

3 March 2016

To whom it may concern:

I am writing this letter in support of the application given by the Department of Health and Human Services to the CPA Committee. Their proposal is seeking funding to stabilize the Whittemore Robbins Carriage House.

This structure has long been neglected and has resulted in serious damage that puts the future of the building at risk.

The carriage house is one of three buildings in this complex - the Whittemore Robbins House itself, the Robbins Cottage, and the Carriage House. They represent a very unusual grouping of original, historical buildings in the center of Arlington. The Carriage House is especially valuable because of the original car turn-around that is in the floor of that building.

Since 1997 the Whittemore Robbins House and its grounds have been rental facilities for special events - weddings, bar/bat mitzvah's, showers, retirement parties. The facility has become well known in the greater Boston area as a unique, special place for special parties. This endeavor has brought to the town considerable income which has been used to subsidize the expenses of the house itself.

The Carriage House has been an important adjunct structure to the house itself and has been used as a support facility for this rental program. The Carriage House has also been a base for the volunteer gardening program that helps to maintain the beauty of the Robbins town gardens.

This is a very important historic building in a very unique historic town center. I very much hope that CPA funds will be available to support this building in need of much care.

Sincerely,
Patsy Kraemer
Patsy Kraemer
Event Coordinator
Town of Arlington

**Town of Arlington
Assessor's Records
Whittemore Robbins Estate**

Unofficial Property Record Card - Arlington, MA

General Property Data

Parcel ID 011.0-0001-0008.0	Account Number 8627
Prior Parcel ID 8627 --	
Property Owner TOWN OF ARLINGTON CHAP 111 TOWN MANAGER	Property Location 670 MASS AVE
Mailing Address 730 MASS AVE	Property Use Municipal
	Most Recent Sale Date 1/1/1901
City ARLINGTON	Legal Reference 01-01
Mailing State MA Zip 02476	Grantor
ParcelZoning R1	Sale Price 0
	Land Area 0.115 acres

Current Property Assessment

Card 1 Value	Building Value 92,700	Xtra Features Value 10,600	Land Value 455,600	Total Value 558,900
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Building Description

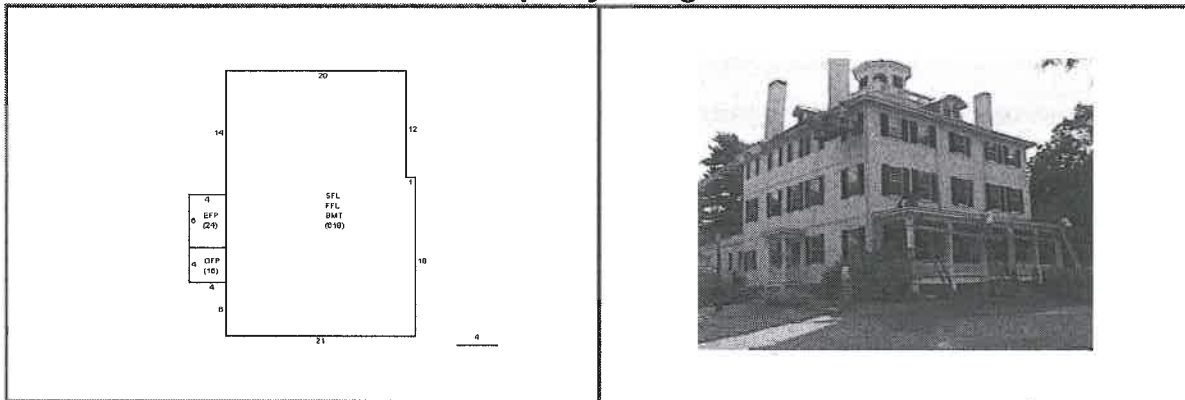
Building Style Govt. Bldg. # of Living Units 1 Year Built 1870 Building Grade Average Building Condition Average Finished Area (SF) 1236 Number Rooms 6 # of 3/4 Baths 0	Foundation Type BrickorStone Frame Type Wood Roof Structure Gable Roof Cover Asphalt Shgl Siding Clapboard Interior Walls Plaster # of Bedrooms 3 # of 1/2 Baths 0	Flooring Type Hardwood Basement Floor Concrete Heating Type Steam Heating Fuel Oil Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 1 # of Other Fixtures 0
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Legal Description

Narrative Description of Property

This property contains 0.115 acres of land mainly classified as Municipal with a(n) Govt. Bldg. style building, built about 1870 , having Clapboard exterior and Asphalt Shgl roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Arlington, MA

General Property Data

Parcel ID 011.0-0001-0007.0	Account Number 8618
Prior Parcel ID 8618 --	Property Location 672 MASS AVE
Property Owner TOWN OF ARLINGTON WELFARE	Property Use Municipal
Mailing Address 730 MASS AVE	Most Recent Sale Date 1/1/1901
City ARLINGTON	Legal Reference 5611-175
Mailing State MA Zip 02476	Grantor
Parcel Zoning R1	Sale Price 0
	Land Area 1.396 acres

Current Property Assessment

Card 1 Value	Building Value 591,700	Xtra Features Value 0	Land Value 1,672,900	Total Value 2,264,600
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Building Description

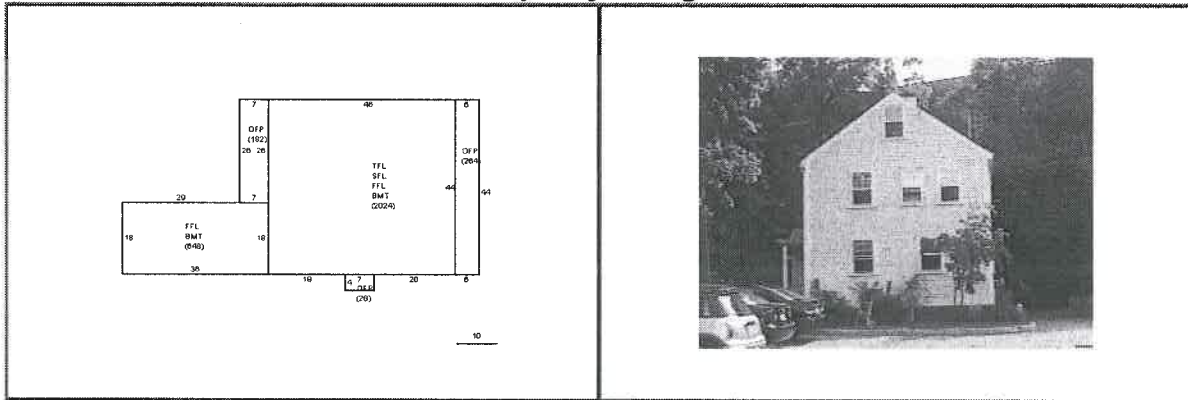
Building Style Old Style # of Living Units 3 Year Built 1870 Building Grade Average Building Condition Average Finished Area (SF) 6720 Number Rooms 15 # of 3/4 Baths 0	Foundation Type Concrete Frame Type Wood Roof Structure Hip Roof Cover Asphalt Shgl Siding Clapboard Interior Walls Plaster # of Bedrooms 6 # of 1/2 Baths 0	Flooring Type Hardwood Basement Floor Concrete Heating Type Steam Heating Fuel Oil Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 5 # of Other Fixtures 0
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Legal Description

Narrative Description of Property

This property contains 1.396 acres of land mainly classified as Municipal with a(n) Old Style style building, built about 1870 , having Clapboard exterior and Asphalt Shgl roof cover, with 3 unit(s), 15 room(s), 6 bedroom(s), 5 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.