

# SPRINGFIELD COMMUNITY PRESERVATION FULL APPLICATION COVER SHEET

| I. PROJECT INFORMATION   |   |
|--|---|
| CPA program area - check all that apply:   |   |
| community housing  | <input checked="" type="checkbox"/> historic preservation   |
| open space   | recreation  |
| Project/Program Title: <b>Kilroy House Exterior Restoration</b>  |   |
| Brief Project/Program Summary: The Springfield Museums seeks support to repair and protect the terra cotta tile roof system and stucco exterior of the Doctor Phillip Kilroy House, built 1905 in the Mission Revival style at 63 Chestnut Street. Water intrusion is causing significant distress and deterioration to the exterior elements and stucco work, in some cases exposing the masonry brick. This project will holistically address the sources of water intrusion while repairing the exterior damage and ensuring the integrity of the building. |   |
| estimated start date: April 2021    estimated completion date: August 2021   |   |
| II. APPLICANT INFORMATION  |   |
| Type of Applicant - check one:   |   |
| City of Springfield  | <input checked="" type="checkbox"/> Non-Profit Organization |
| For-Profit Business  | Individual  |
| Name of Organization: Springfield Museums  |   |
| Name of Contact Person: Kay Simpson  |   |
| Mailing Address: 21 Edwards Street   |   |
| Mailing City/State/Zip: Springfield, MA 01103  |   |
| Phone: 413-779-2159  | Fax: 413-263-6814   |
| Email: <a href="mailto:ksimpson@springfieldmusuems.org">ksimpson@springfieldmusuems.org</a>  |   |
| Website: <a href="https://springfieldmuseums.org/">https://springfieldmuseums.org/</a>   |   |
| III. BUDGET SUMMARY  |   |
| Estimated Project Budget: \$427,725.00 (phase 1 & 2)   |   |
| CPA Funding Request: \$92,755.00 (phase 1)   |   |
| Will you be seeking multi-year funding   | <input checked="" type="checkbox"/> Yes    No               |
| CPA Request as Percentage of Total Project/Program Budget: 22%   |   |
| List Other Secured Funding Sources:<br>Springfield Museums Facilities Fund   |   |
| List Other Prospective Funding Sources: 1772 Foundation  |   |

Applicant Signature: Alicia Bono

Date Submitted: 4/22/2020

## I.GENERAL INFORMATION

### A.All Categories that involve property (land and/or buildings)

- 1.Parcel ID number(s) for property included in the project: **ID# 027500550**
- 2.Does the applicant own the property? Yes

### C.Historic Preservation Questions

**1.What steps will be taken to ensure the work complies with the Secretary's Standards?:** Project contractors Mahan Slate Roofing Co. and Building MRI will work under the Springfield Museums' directive to ensure protection of the Kilroy House and perform restoration and repair in accord with the Secretary's Standards.

**2.What is the age of the property?** 115 years

**3.Will the owner agree to a preservation restriction or local historic district designation?:** The Springfield Museums has been designated as a contributing element to a Historic District and will comply with all the preservation guidelines associated with the designation.

## II.NARRATIVE

### A.Project Summary

**Project Scope:** The Springfield Museums seeks support for a historic preservation project to repair and renovate the terracotta tile roof system and stucco exterior of the Doctor Phillip Kilroy House (Kilroy House), built 1905 in the Mission Revival style at 63 Chestnut Street. Water intrusion, partially due to faults within the roofing system, is causing significant distress and deterioration to the exterior elements and stucco work, in some cases exposing the masonry brick underneath. This project will eliminate the sources of water intrusion while repairing the exterior damage. We are requesting support for the first phase of the project, which will address essential roof repairs and necessary exterior repairs such as removing loose stucco, securing exposed brick, patching areas to match existing stucco, and replacing rotted sills that must occur before the installation of a major exterior stucco system (phase two).

**Goals:** The goal of this work is to fully seal the building envelope of the Kilroy House using sustainable, long lasting materials to ensure the integrity of the structure for many years to come. The Kilroy House is a rare surviving example of Mission Revival style architecture in the northeastern United States, and a culturally significant site in Springfield's history. The total estimated project budget for this multi-year, multi-phase project is \$427,725, we are requesting \$92,775 for phase one.

### B.Proposal Description

**1.Describe the proposal and how it will benefit Springfield:** Located in the Quadrangle-Mattoon Street Historic District, the Kilroy House is considered a significant building by the MA Historical Commission. As an early and rare surviving example of Mission Revival architecture (a specific type of Spanish Revival architecture) in Springfield and the Northeast, the building is of stand-alone significance as a cultural asset within our city. The last major rehabilitation took place in the 1980's. The proposed repairs to the terracotta tile roof and stucco exterior will stabilize, stop, and prevent further breakdown of the exterior, and subsequently, preserve the structural integrity and interior as well.

Currently exhibiting visible and significant exterior deterioration, these repairs are critical to maintain the standard of care necessary to preserve this building for future generations; to ensure cultural heritage tourism remains strong on our campus and in our city; to support home values within the Quadrangle-Mattoon Street Historic District; and to protect an asset whose unique historical narrative reflects that of Springfield and its citizens.

**2.Identify what CPA criteria this proposal achieves and how they are accomplished:**

●**Preserve and enhance the essential character of Springfield:** "Springfield has the most beautiful homes in New England. It has the most attractive streets in New England." -*The city of New England is Springfield*, 1910

As the "City of Homes", known for its Victorian mansions, collection of unique architecture, and multitude of single-family homes, the housing stock is part of the essential character of Springfield. Many of these historic resources

are in danger. The Kilroy House stands today as one of two last surviving homes along a section of Chestnut Street once lined with the grand dwellings of Springfield's affluent citizens. The house sits on the former site of George Merriam's house, the co-founder of Merriam-Webster, which was demolished upon his death in 1880. The Mission Revival style house was built in 1905 at a cost of \$11,000 for Dr. Philip Kilroy, an Irish-born specialist in skin, nerve, and mental diseases who had his home and office onsite. After his death in 1932, the house was owned by WSPR, a radio station that was broadcast from there from 1936 to 1981. Purchased by the Springfield Museums in 1981, the house is now used for their development and marketing offices, and as a primary meeting space.

The Springfield Museums too, are part of the essential character of Springfield, formed by and for its residents in 1857. The Museums remain an economic, cultural, and social asset to the community, a rare commodity for a small city, and a point of pride for generations of area residents. The Museums were named a "Difference Maker" in 2019 by Business West, the first cultural institution to receive this award which acknowledges a dedication to improving quality of life in this region. Serving our local community remains at the core of our mission; Springfield residents have free access to the arts, historical heritage, informal science learning, early literacy resources, and green park space which add to the social wellbeing of our city. Kilroy House is critical to museum operations and offers glimpses of Springfield's past. With exterior preservation, it will be maintained as an integral feature of the city's built landscape into the future.

**•Protect resources that would be otherwise threatened:** The Springfield Museums maintain a campus of 10 buildings, seven of which are historically significant. Museum staff work to maintain the needs of each unique structure sustainably in accordance with historical preservation standards. However, prioritization of our facilities funding is a complicated equation of collections protection, public access/benefit and critical need.

Even though we view Kilroy House as a critical historic resource, major capital projects have been deferred due to competition within our portfolio of buildings and mechanical systems. Since this structure is primarily used by staff and volunteers, we have tried to maintain it with patchwork repairs as we have prioritized more urgent projects. The most recent example is the Science Museum roof, currently underway with support from Community Preservation Act funds, as well as the George Walter Vincent Smith window and entry restoration projects. However, over the past several years, the deterioration of the stucco has reached the point of exposing the brick facade underneath in several locations. We feel stabilization and repair are now critical needs.

It is not possible for the Springfield Museums to address this project without outside support. This proposed project preserves an endangered form of architecture now largely considered impractical in the New England climate. The cost of phase two, which will complete the exterior EIFS stucco system, will be substantial for this critically important work. CPA assistance will ensure Kilroy's continued use and integrity.

**•Demonstrate practicality and feasibility to be implemented within budget and on schedule:** The Museums have worked with both contractors to create a project plan and timeline, cutting the larger scale project into manageable phases that still safeguard the building. The roof work will be completed over an approximate one month timeframe, the phase one pre-stucco system repairs will occur over approximately two months and also serve as a deep assessment of existing conditions. With scaffolding in place, the roofline, trim, window frames and other architectural details can be more thoroughly checked with the potential to add additional repairs into phase two if necessary. Phase one repairs will patch existing cement stucco surfaces in preparation for a full EIFS stucco system. Once these repairs are in place, the building can remain in this state for up to 75 years. This stabilization process will enable us to search for other potential funders for phase two.

**•Produce an advantageous cost/benefit value:** In addition to our annual museum visitors, thousands of residents use our museum campus, Quadrangle green, and sculpture garden recreationally. The Springfield Preservation Trust features the buildings on our campus in their Quadrangle-Mattoon walking tours. We embrace the opportunity to work with them to develop a narrative for the Kilroy House that highlights its importance for our visitors. We are also interested in further documenting the building's use by Dr. Philip Kilroy, WSPR radio station (1936-1981), the Springfield Museums and Library Association (the Museums and the Library system diverged in 2003) and finally, as used by the Springfield Museums over the past 17 years. These findings could potentially provide greater historical interpretation on our

campus including the plaques located outside of the house, our website, oral history recordings and within our Lyman and Merrie Wood Museum of Springfield History.

●**Structure is a landmark with significant historic, architectural or civic importance:** The majority of Spanish Revival architecture was built between the two World Wars, and fell out of favor around 1940. The 1905 Kilroy House, with its arcaded porch, stuccoed walls, barrel-tile roof, and shaped or “curved” gables, is a strong early east coast example of the Mission Revival style in the United States with influence from the Arts & Crafts movement. The interior of the house retains rich Craftsman-style features in quarter-sawn white oak including tapered columns, beamed ceilings, wall paneling, trim, and decorative stained glass windows.

It is possible that the architect, or Dr. Kilroy himself, was impressed by the monumental 62,640 sq. ft. California Building featured at the 1893 Chicago World’s Fair—one of the earliest designs in what became known as the Mission Revival Style. The building was “heralded as indicating a new and promising direction in West Coast architecture”, visited by 40,000 visitors daily. Today the Kilroy House stands as one of the few remaining Spanish Revival style single family homes in Western Massachusetts and the Northeastern United States, though there are two existing apartment buildings in Springfield. The Kenwyn Apartments, located in the Forest Park neighborhood, were built in 1916 and listed on the National Register of Historic Places in 1994. The Byers Street apartment building, done in the Spanish Revival style, is featured on the Quadrangle-Mattoon Street walking tour.

**3.Describe the need that this proposal will address:** In 1984, when Congressman Richard Neal was the mayor of Springfield, the Springfield Museum and Library Association launched an extensive capital campaign to upgrade the Quadrangle resulting from a \$962,000 NEH Challenge Grant (which had to be matched on a 3:1 basis). It was the second largest grant ever awarded to the Springfield Museum and Library Association at the time, and enabled upgrades to all museum and library branch buildings including funds to repair the roof and stucco of the Kilroy House. Repairs over the past four decades have maintained the building into the early 21st century, but the need to address overdue damage from the elements has become critical.

Roof repair is the first step of this proposal towards full protection from the water intrusion that has led to the deterioration of the exterior architectural elements and stucco system. The Kilroy House roof shows normal wear and tear from time and the New England climate. The chimney and the roof valleys (formed where two roof slopes meet) will need repair in the next several years, while the missing tiles are a critical need and will continue to worsen leaks that affect the integrity of the roof and the stucco (see attached images of missing roof tile). The flat roofs that protect the front and back arcaded porches, defining features of the building and this style of architecture, exhibit wear and invasive leaking that affects both the exterior stucco and internal structure. Maintained by a series of patchwork repairs, these flat roofs both need replacement. The flashing around the edges also need repair.

The stucco deterioration is the result of water infiltration into the building structure through the roof (where the missing tiles are) in addition to excessive moisture penetrating through a leaking gutter system (the gutters were recently replaced) and subsequently through the ground. The water has led the stucco to lose its bond and pull away from the substrate, exposing the brick layers underneath. Cracking is also exhibited throughout the concrete stucco exterior, which has significantly exposed the brick underneath in at least three separate areas (see attached images).

**4.What is the expected outcome of this proposal?:** Roof tiles will be replaced with the same make and material, and matched as closely as possible with the color. The tiles are expected to last 75+ years, the copper flashing used to direct water away from critical areas of the roof is expected to last approximately 60 years, and the flat roofs have an average life expectancy of 20 years.

The pre-stucco system repairs involve detailed work to ensure a clean slate for installation of the full EIFS stucco system in phase two. This includes removing all loose stucco, securing exposed brick, patching exposed areas to match existing

stucco, precasting and adhering stucco components for both the front and back arcaded porch, replacing rotted sills and other framing that must occur before the installation of a major exterior stucco system. The use of scaffolding will inform the contractor of any other major repair that must happen before the EIFS installation, which can be incorporated into the scope of the next phase. The EIFS stucco system will be 2" thick, add an R value of 8 to the building (concrete stucco does not add this benefit), will have an incidental moisture drain to protect from moisture intrusion, and be sealed with a high performance finish coat. The Dryvit EIFS system has a manufacturer's warranty of 12 years; with proper maintenance, these systems can last between 50 and 60 years. Our contractor will duplicate existing stucco as closely as possible in color and texture. This system will be long lasting, impermeable, and energy efficient. The Kilroy House's wide overhanging eaves, common to the Mission Revival style homes, will help to further protect the stucco from weather when all gutter and roofing systems are fully operational.

### **C. Feasibility & Sustainability**

**1. What other funding sources have been secured or are being pursued?:** While we plan to pursue other funding sources including several small grants from private foundations, there are not as many funding sources for historic buildings used privately; our most recent federal and state fund requests have gone to other projects that are more visible and have a larger benefit for the public. The Springfield Museums has committed to cover the 10% construction contingency of this project, in order to fully complete phase one. We will pursue a matching grant for up to \$10,000 through the 1772 Foundation in December 2020. We have submitted solicitations to individual donors, and will continue to seek funds from other sources to finish the project.

**2. Once the proposal is complete how will it be sustained/maintained?:** The roof requires annual inspection and check-ins after every major weather event, which can be done via drone by Mahan Slate Roofing Co. at no charge. There is a 50-60 year lifespan on the copper flashing, the flat roofs have a life expectancy of 20+ years with a 5 year manufacturer's warranty, and the replacement tiles are expected to last 75+ years.

The stucco repair resulting from phase one will be able to stand, as is, for up to 75 years. Once the EIFS stucco system is installed in phase two, routine annual visual inspection (and after any major weather event) and cleaning, especially in an urban environment, will ensure the sustainability of the cladding. With this system, sealant and flashing play a significant part in the performance of the building envelope. Facilities staff will inspect for any direct damage to the surface, or around openings, to respond quickly with any necessary repair. They will also be able to track the energy savings resulting from the stucco system with the expectation that thermal efficiency will be increased, and building fuel and electric usage will be reduced.

**3. Is there an operating pro forma for when the proposal is complete and what is the basis?:** Phase one repairs included within this proposal stabilize and protect the Kilroy House, affording us more time to budget and seek additional funding for phase two. The Museums have experienced significant financial strain as a result of the COVID-19 crisis and the suspension of normal operations including daily admissions income. However, our application to the Paycheck Protection Program offered through the CARES Act of the Economic Stimulus Package was approved mid-April, and we will be able to end our FY20 on June 30 with a balanced budget. We remain committed to covering the 10% construction contingency to complete this project. In addition, we have a Historic Preservation Endowment that we will draw from as necessary to maintain these improvements, and will prepare for future phases within our annual budgeting and upcoming strategic planning processes.

The Museums also continue to grow operating revenue through diversified income streams as part of their business model, including a redesigned Museum Store, recently launched online store, Dr. Seuss License Plate Program and Vehicle Donation Program. Our staff, currently working remotely, remain incredibly productive in creating digital content to keep our community and members engaged while collectively laying the groundwork for our grand reopening.

### **D. Applicant Experience**

**1. What similar projects/programs has the applicant successfully completed?:** Over the past 30 years, the Springfield Museums have undertaken major projects related to storage and exhibition materials, lighting, environmental control,

security, as well as policies and procedures that have helped guarantee preservation of the historic resources our campus of buildings represent. Necessary renovations and upgrades have been conservative, respectful of the standards related to historic rehabilitation, and designed to be easily maintained over time

With support from CPA grant funding, the Springfield Museums is currently repairing and replacing sections of the complex Science Museum's 11 roof surface areas. From 2012 to 2016, the Springfield Museums successfully completed a multi-phased historic preservation project at the George Walter Vincent Smith Art Museum, installing sustainable mechanical systems, restoring 33 original 19<sup>th</sup> century Louis Comfort Tiffany stained glass windows, and repairing and replacing the museum's roof and 23 original skylights (fully restored and filtered with UV filtering safety glass). This work represents over one million dollars of investment in preventive conservation through federal, private and internal funding.

The Springfield Museums also recently restored the historic William Pynchon Memorial Building to convert it into "The Amazing World of Dr. Seuss Museum", opened to the public in June 2017. The project received a Preservation Award from the Springfield Preservation Trust in 2018. Individually listed in the State Register of Historic Places and under preservation restriction, the scope of the project included slate roof, gutter, shutter and dormer window repair, and Dutchman type repairs to the wooden elements on the building. An elevator was installed, using stone mined from the same quarry used to construct the original 1927 exterior.

## 2. Project Team:

- **Mahan Slate Roofing Co., Inc.** - Mahan Slate Roofing has been in business since 1979, and has evolved into one of the premier slate and copper roofing companies in the New England region - they are well equipped to source and work with our roofing tile. They have recently completed specialty roofing projects at Dartmouth U., Groton School, Friends Academy, and in 2009 completed the custom curved copper standing seam panels of our Lyman and Merrie Wood Museum of Springfield History, outfitted with a snow retention system.
- **Building MRI Inc.** - has installed plaster and stucco type products since the early 1970's. Company President Mark Gosselin has a background in cement and synthetic stucco systems, and a variety of plaster systems, installations and repairs. Mr. Gosselin and his team replaced the stucco system at 146 Longhill St. in Springfield 20 years ago (see attached in images) which stands as a close example of what the finished product will look like on the Kilroy House.

## Applicant Team:

- **James Webber** - Maintenance Manager/Exhibit Fabricator for the Springfield Museums, Mr. Webber supervised the Lyman and Merrie Wood Museum of Springfield History construction and installation of 2005-2009, including the roof work. He oversees general maintenance and construction, and will coordinate and manage the roof and stucco work.
- **Kay Simpson** - President & CEO of the Springfield Museums, Ms. Simpson has more than 30 years of museum experience and oversaw the Museums successful application for Accreditation from the American Alliance of Museums. In addition to extensive experience in museum management, fundraising, exhibition development and programming, she has overseen the renovation of historic buildings on the Quadrangle, including the transformation of the William Pynchon Memorial Building into the Dr. Seuss Museum. Ms. Simpson will work with Mr. Webber on the coordination of the project to ensure that it meets historic preservation standards.

## III. TIMELINE:

- **Winter 2020:** Project notification timeframe.
- **April-May 2021:** Roof repair will begin as soon as weather allows, with an estimated 1 month project duration.
- **May, 2021:** Stucco pre-repair work to begin with precast features at the front and back porches.
- **June-July 2021:** Scaffolding to be assembled, detail work estimated to take between 5-6 weeks.
- **July-August, 2021:** Phase one repair to be completed. Final reporting to CPA.

## Kilroy House Exterior Restoration Project Budget - Request for Phase One

|   |                     |                           |                             |                   |
|---|---------------------|---------------------------|-----------------------------|-------------------|
| <b>Organization Name: Springfield Museums</b>   |                     |                           |                             |                   |
| <b>Federal ID #: 04-6002239</b>                 |                     |                           |                             |                   |
|   | <b>Start Date</b>   |                           | <b>End Date</b>             |                   |
| <b>Budget Period</b>                            | 1/1/2021            |                           | 8/21/2021*                  | *Phase one        |
|   | <b>This Request</b> |                           | <b>Total Project Budget</b> | <b>% of Total</b> |
| <b>Income Sources</b>                           |                     |                           |                             |                   |
| Government Grants                               | -                   |                           | -                           | 0.0%              |
| Foundation and Corporate Grants                 | -                   |                           | -                           | 0.0%              |
| In-Kind Support                                 | -                   |                           | -                           | 0.0%              |
| Springfield Museums Facilities Fund             | \$9,275.50          |                           | \$9,275.50                  | 100.0%            |
| <b>Total Income</b>                             | <b>\$9,275.50</b>   |                           | <b>\$9,275.50</b>           | <b>100.0%</b>     |
| <b>Expenses</b>                                 |                     |                           |                             |                   |
| <b>Roof</b>                                     |                     |                           |                             |                   |
| Roof Repairs, Mahan Slate Roofing Co. Inc       | \$46,175.00         |                           | \$46,175.00                 | 10.8%             |
| <b>Stucco Work</b>                              |                     |                           |                             |                   |
| Pre-stucco repairs, Building MRI LLC            | \$46,580.00         |                           | \$46,580.00                 | 0.0%              |
| Stucco Installation, Building MRI LLC           |                     |                           | \$334,970.00                | 78.3%             |
|   |                     |                           |                             | 0.0%              |
| <b>Total Expenses</b>                           | <b>\$92,755.00</b>  |                           | <b>\$427,725.00</b>         | <b>4611.3%</b>    |
| <b>Excess of Revenue Over Expenses</b>          | <b>-\$83,479.50</b> |                           | <b>-\$418,449.50</b>        | <b>-4511.3%</b>   |
| <b>Total Community Preservation Act Request</b> | <b>\$92,755.00</b>  | <b>Total Project Cost</b> | <b>\$427,725.00</b>         |                   |

### BUDGET JUSTIFICATION NOTES (See bids for more detail)

**Mahan Slate Roofing Co. Inc** will replace approximately 42 tiles throughout roof., remove and replace EPDM roofing on two porch roofs, replace downspouts where needed, replace copper flashing, etc (see bid and images for full detail)

**Building MRI LLC**, in phase one of stucco work, will perform necessary pre-stucco repairs that include removal of loose stucco and replacement of rotted brick, tuck point exposed brick, repair sills, etc. At this point, they will be able to ascertain any other work that needs to be included within the scope of phase 2.

**Personnel** costs include maintenance, security, facilities, and finance staff who will help administrate these projects. We have not included these costs within the project budget, however they amount to \$3,200 including fringe benefits.

**Total Secured Income** to-date includes a commitment from the Springfield Museums to cover a 10% construction contingency cost for phase one of this project. The Museums will continue to seek additional funders for both phases of this project.