

CITY OF NORTH ADAMS
City Clerk's Office
September 21, 2016

I hereby notify that at twelve noon today the following items of business have been filed with this office and will be acted upon at the meeting in the City Council Chambers at City Hall, Tuesday evening September 13, 2016 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Marilyn Gomeau
City Clerk

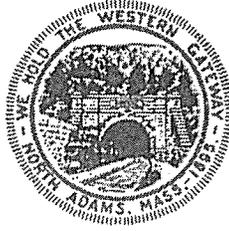
REGULAR MEETING OF THE CITY COUNCIL
September 27, 2016

Roll Call
Moment of silent remembrance
The Pledge
Hearing of Visitors
Approval of the minutes of *September 13th*.

- 11,544** Mayor's communication #45 requesting an appropriation from the Stabilization Account for Notre Dame Church.
- 11,544** An Order appropriating the sum of \$50,000 from the Stabilization Account to the Department of Public Safety.
- 11,545** Communication submitted by the North Adams Planning Board requesting a Joint Public Hearing regarding a Zoning Ordinance for Solar Energy.

**CORRESPONDENCE
LICENSES**

COUNCILOR & MAYOR'S CONCERNS



CITY OF NORTH ADAMS, MASSACHUSETTS

September 27, 2016

Office of the Mayor
Richard J. Alcombright #45

To: North Adams City Council
Re: Notre Dame Church repairs and transfer order

Dear Honorable Members:

With this communication, please find order requesting \$50,000 from the Stabilization Account for the purpose of emergency repairs (and our grant match).

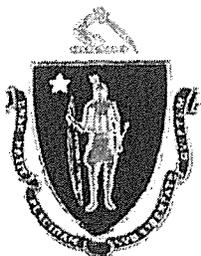
As you all know, we have experienced some significant deterioration of the brick on the Notre Dame Church. Recently I applied to Massachusetts Preservation Projects Fund for an emergency grant of \$50,000 to help the City with these costly repairs. Secretary William Galvin was kind enough to award the funds and I have included in your packet a copy of his letter. Additionally, I am including the report of Barry Engineers that will give you an idea of the work needed to be done. The report indicates some \$212,000 is needed to fully repair the building.

Our intention is to use the grant and the appropriation totaling \$100,000 to remediate the water issues and stabilize the brick. I will seek additional Massachusetts Preservation funding after the first of the year during their normal grant time frame. I would anticipate that we would receive another grant and upon receipt, I will be coming back to Council for another appropriation to match the grant and finalize the work. I will know more as to exact figures as the engineer further develops the scope of the work. In any event, we need to get the building stabilized before the onset of the bad weather.

I will be happy to answer any questions at the meeting and would ask for adoption of the order as presented.

Sincerely,

Richard J. Alcombright
Mayor



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the Commonwealth

August 18, 2016

The Honorable Richard J. Alcombright
Mayor of North Adams
10 Main Street
North Adams, MA 01247

Dear Mayor Alcombright:

Under 950 CMR section 73.08 of the Massachusetts Preservation Projects Fund regulations, I am pleased to award the City of North Adams, an emergency grant in the amount of **\$50,000** to address as many of the emergency repairs as possible. Presently, the former church building is suffering from the effects of vandalized gutters and downspouts. There are also numerous areas of brick wall that are in immediate need of repointing or rebuilding. A new use is still being devised for the former church.

The Notre Dame du Sacre Coeur Church was built in 1875 to serve the religious needs of the French Canadian workers, who were immigrating to North Adams to work in the local brickyards and textile factories. Murphy of Providence, RI was listed as the architect. A Rectory was built to the left of the church, and a school was built to the right. Notre Dame Church is a large brick Gothic Revival church on a raised basement. The nave is covered by a steeply pitched, patterned slate roof. The aisles are covered by standing seam metal roofs. A tall tower projects from the center of the front wall and is crowned by a broach spire. Two semi-octagonal stair towers connect the main tower to one story enclosed porches on either side. Tall gothic windows are evenly spaced along both sides, between projecting buttresses. The roof over the Nave continues over an octagonal apse at the rear. A two-story wing fits in the southeast corner, between the apse and the south aisle and a one-story boiler room wing, with a shed roof, projects off the back. The church was listed as a contributing property in the Church Street National Register Historic District in 1983.

The City of North Adams bought the Notre Dame property in 2007, after the church was closed in 1995, due to declining membership. Previously, with the assistance of the Massachusetts Preservation Projects Fund (MPPF), partial roof replacement and steeple repair and painting was accomplished.

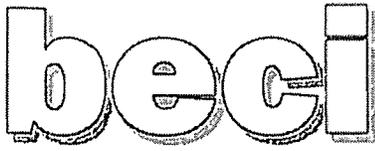
In order to expedite the emergency grant process, please have the appropriate person contact Brona Simon, Executive Director of the Massachusetts Historical Commission at (617) 727-8470 to answer any questions and to make arrangements to sign the required documents.

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. Galvin', written over the typed name and title.

William F. Galvin
Secretary of the Commonwealth
Chairman of the Massachusetts
Historical Commission

cc: Michael A. Maresco, Assistant Secretary of the Commonwealth
Brona Simon, Executive Director of the MHC
Justyna Carlson, Chair of the North Adams Historical Commission



June 28, 2016

William Meranti
Building Inspector
City of North Adams
10 Main Street
North Adams, MA 01247

Re: Preliminary Structural Review
Emergency Structural Repair at Notre Dame Church
228 East Main Street
North Adams, MA

Dear Bill:

Barry Engineers and Constructors, Inc. (BECI) visited Notre Dame Church located at 228 East Main St., North Adams, MA and performed a visual walk-through to observe the decayed brick masonry exterior walls and structural brick buttresses. Some of the structural buttresses have shifted brownstone caps and brick and others have collapsed or are near collapse. The structural condition of the exterior brick masonry bearing wall and buttresses are defined as a dangerous condition under the building code. It is our professional opinion that the church building structure must be repaired immediately to avoid partial or a major building collapse under building service loads which include gravity, wind, snow and seismic. Repairs must be completed prior to the winter season to avoid snow loads and continued water entry and freeze and thaw conditions.

The Church is listed on the State of Massachusetts Historic Places. The building is constructed of typical long span wood roof trusses bearing on tall thick unreinforced brick masonry walls with structural brick masonry buttresses. The exterior brick side walls are approximately fifty (50) feet tall with tall slender full height windows and require the exterior structural buttresses. The vaulted ceiling peak height above the first floor is 57'-0" high.

The exterior roof gutter system was vandalized and excessive water washing down the exterior brick masonry has caused mortar to decay and wash out. Areas of brick wall need repointing or brick replacement and a number of the structural buttress supports require repair or replacement (See sketch SK-1 for buttress numbering references and key work items).

A complete and thorough structural inspection of the entire building including the attic space and steeple was not performed and was outside of this scope of work. The purpose of our structural review was to determine the overall structural condition of the church structure and the feasibility immediate emergency repair requirements.

Observations

The owner reports that the slate roof was reported to be in sound condition with no leaks and the steeple tower has no known problems. The only obvious degradation was a result of the vandalized roof gutters and leaders and excessive water runoff on the brick masonry exterior wall surfaces. BECI made the following observations:

1. The church building appears level and plumb with no obvious signs of settlement.
2. The interior spaces are relatively dry with no obvious signs of water infiltration or leakage.
3. The lower level ceiling is the 2x4 lay in type and where a few ceiling panels were missing a steel WF first floor framing was visible. The lower level is open clear span with a stage.
4. The church sanctuary area on the first floor shows minor signs of plaster efflorescence and paint peeling with no signs of cracking or displacement.
5. The rear interior corner stair at buttress eleven (11) has a visible crack on the rear wall. There was no other visible or obvious sign of wall movement. Buttress eleven (11) is collapsed further inspection at the time of repair is required to determine if the interior crack requires further repair.
6. Buttress three (3) and twenty (20) at the church front require repair work.
7. Buttress four (4) is badly degraded from the open leader and requires major repair work. All vegetation needs to be removed.
8. Buttress nineteen (19) is at an open leader and requires repair work and a closer inspection and all vegetation needs to be removed.
9. Buttress seven (7) and fifteen (15) require what appears to be mostly repointing and repair at the open leader locations.
10. Buttress eleven (11) has fully collapsed and requires full repair replacement. This is an open leader location. This buttress is for the two story rear Sacristy area and internal stair area and is not as tall as the typical church buttress.
11. Buttress ten (10) is near collapse and is a tall church buttress. This buttress is at an open leader. The repair at this buttress is the most involved and will likely require needle shoring and demolition with full repair and replacement.
12. Brick veneer is missing between buttress nine (9) and ten (10) and requires replacement.

13. All exterior surfaces should be inspected by the masonry contractor, sounded and decayed mortar joints repointed. Overall the mortar joints are tight and sound. Again, at broken leaders the mortar joints show signs of wash out or decay.
14. The brownstone above the front door appears shifted and requires resetting and repair.
15. All brownstone caps on all buttresses should be inspected and repointed as required.
16. All gutters should be inspected and repaired. There were visible signs of denting or permanent deflection at a few locations. The gutters and upper leaders remain in place. New collection leaders need to be installed. Steel pipe leader protection should be installed with proper masonry fasteners at all collection points. These guards protect the leaders from snow plow damage and vandalism.

Probable Estimate of Construction Repair Costs

The probable estimate of construction repair costs is included in Appendix A and summarized as follows.

- Repair of exterior brick masonry - \$197,500.00
- Repair of roof water collection system - \$14,270.00

Additional work might be discovered and the probable estimate of construction costs could be more or less than the estimate.

Summary

The church building appears unremarkable except for the roof water collection system and badly decayed brick masonry buttresses and minor areas of brick mortar joints. The building appears dry on the interior with no major visible structural cracking. One wall interior plaster crack at the rear buttress eleven (11) might be due to the collapsed buttress at the exterior. Further inspection should be performed when repair takes place. Critical buttress repairs include four (4), ten (10) and eleven (11). Buttresses four (4) and ten (10) are near collapse with brownstone caps badly shifted. Buttress ten (10) will likely require needle shoring and demolition and replacement. Buttress eleven (11) is fully collapsed and requires replacement. Buttress three (3), seven (7) sixteen (16) and nineteen (19) require repair. All buttress brownstone caps need to be inspected and reset and repointed as required.

All brick surfaces should be inspected and mortar joints sounded and repointed as required. Missing or decayed brick needs to be replaced. The gutters and upper leaders remain in place and are located fifty (50) feet above grade. All gutters should be inspected and repaired. There were visible signs of denting or permanent deflection at a few locations. New collection leaders need to be installed. Steel pipe leader protection should be installed with proper masonry fasteners at all collection points. These protection pipes need to extend high enough to prevent vandalism.

A detailed and complete structural inspection of the entire existing building and steeple was not performed and was not within the scope of this work. No original drawings were available and no partial demolition for investigation was performed to inspect unobservable conditions. This work was based on observable building conditions and was limited to the exterior brick masonry visible failures. Best efforts were used to identify the exterior repair work areas. Once work begins, additional masonry repairs might be discovered and further inspections might be required. This report is not intended to be all inclusive of all possible repairs.

The estimated cost of probable construction cost for the brick masonry repair is \$197,500.00 and for the roof water collection system is \$14,270.00 and is shown in Appendix A. Additional work might be discovered and the probable estimate of construction costs could be more or less than the estimate.

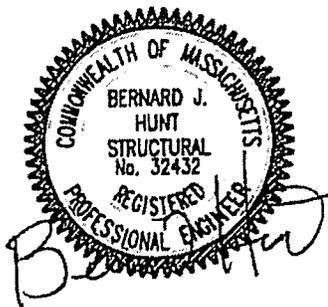
Please let us know if you have any questions.

Sincerely,



Dr. Bernard J. Hunt, PE, SE, AIA
Structural Engineer
Massachusetts Structural Engineer #32432

Cc William M. Barry, PE





City of North Adams
In City Council

September 27, 2016

Ordered:

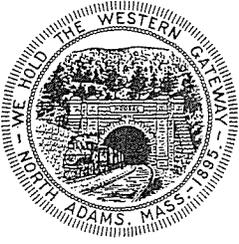
That the sum of FIFTY THOUSAND DOLLARS (\$50,000) be and is hereby appropriated from the Stabilization Account to:

2. DEPARTMENT OF PUBLIC SAFETY

PUBLIC PROPERTY AND BUILDINGS

Expenses

Building Repairs \$50,000.00



City of North Adams, Massachusetts

PLANNING BOARD

City Hall

North Adams, Massachusetts 01247

September 19, 2016

Benjamin Lamb, President
North Adams City Council
City Hall
North Adams, MA 01247

RE: Solar Energy Systems Ordinance

Dear Council President Lamb,

Please be advised that the North Adams Planning Board, held a public hearing on Monday, September 12, 2016 and voted to refer the Solar Energy Systems Ordinance to the North Adams City Council for a joint public hearing on October 25, 2016.

If there are any questions regarding the Joint Public Hearing please feel free to contact the Office of Community Development.

Sincerely,

Michael Leary
President of the North Adams Planning Board