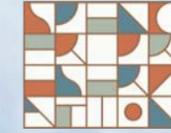


HOMER MUNICIPAL BUILDING

BELMONT HISTORIC DISTRICT COMMISSION MEETING | JANUARY 27, 2026



Spencer Preservation Group
PRESERVATION ARCHITECTS



PARTNERS IN PRESERVATION



EXISTING CONDITIONS ASSESSMENT

BELMONT, MA CIVIC COMPLEX

TOWN HALL | SCHOOL ADMINISTRATION BUILDING | HOMER BUILDING

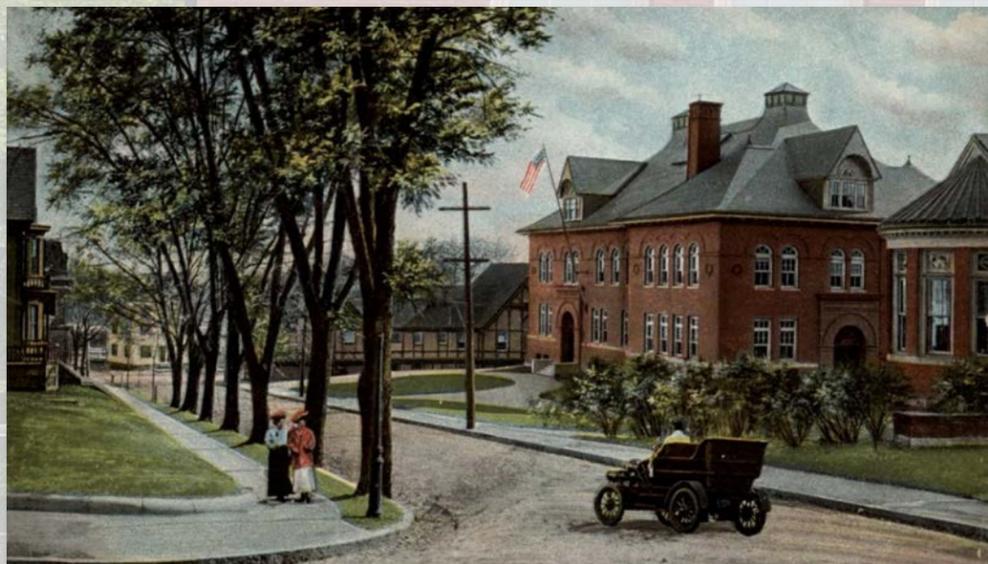
OCTOBER 13, 2023



Spencer Preservation Group
PRESERVATION ARCHITECTS



ENDURING CHARACTER: 1898 - 2026



PLAN TO REPAIR & RESTORE

HOMER MUNICIPAL BUILDING

EXTERIOR RESTORATION - REVIEW SET

19 MOORE STREET
BELMONT, MA 02478

PROJECT TEAM:

ARCHITECT:

Spencer Preservation Group
PRESERVATION ARCHITECTS
41 VALLEY ROAD | SUITE 211
NAHANT, MA 01908
(817) 227-2675
www.SpencerPreservationGroup.com

DRAWING INDEX:

A-100 TITLE PAGE
A-101 BUILDING ELEVATIONS
A-102 ROOF PLAN AND DETAILS
A-103 STAIR DETAILS

GENERAL NOTES:

- THE CONTRACTOR SHALL SECURE AND CONTROL ACCESS TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ANY EXISTING DAMAGE CAUSED BY A FAILURE TO MAINTAIN.
- THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY REMOVE MATERIAL TO AND FROM THE SITE.
- THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY, DURING THE PROJECT. THE CONTRACTOR SHALL PROVIDE A FIELD DIMENSIONING AND DIMENSIONAL COORDINATION SHEET THAT THE COMPLETED PROFILES AND DIMENSIONS MATCH EXISTING CONDITIONS.
- WORK DESCRIBED IN EITHER DRAWINGS OR SPECIFICATIONS: REVIEW FIELD CONDITIONS THAT DIFFER FROM CONTRACT OF THE FULL EXTENT OF REPAIR OR RESTORATION WORK. THE CONTRACTOR SHALL PLAN SO THAT SITE VISITS AND SURVEY FIELD DIMENSIONS AND DIMENSIONAL COORDINATION SHALL THAT THE COMPLETED PROFILES AND DIMENSIONS MATCH EXISTING CONDITIONS.
- SECTIONS AND DETAILS APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- MATERIALS REFERRED TO ON DRAWINGS AND DETAILS AT REPLACEMENT. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ANY AND ALL DAMAGE TO BUILDING OR SITE CAUSED BY THE CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT EXISTING CONDITIONS. CONTAIN ALL DUST AND LEGALLY DISPOSE OF DEBRIS.
- DO NOT SCALE THE DRAWINGS. IF CRITICAL DIMENSIONS ARE ALLOWABLE WORK HOURS WILL BE 7:00AM - 5:00PM, MONDAY - FRIDAY.
- AT THE COMPLETION OF ALL WORK, THE CONTRACTOR SHALL SUBMIT A RECOMMENDED DETAIL OR SOLUTION AS PROPOSED.

01 NORTH ELEVATION (MOORE STREET)
Scale: 1/8" = 1'-0"

02 WEST ELEVATION (PLEASANT STREET)
Scale: 1/8" = 1'-0"

03 SOUTH ELEVATION (CONCORD AVE)
Scale: 1/8" = 1'-0"

04 EAST ELEVATION (LEONARD STREET)
Scale: 1/8" = 1'-0"

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PREPARED FOR:

TOWN OF BELMONT
TOWN HALL
455 CONCORD AVE
BELMONT, MA 02458

PROJECT:
HOMER BUILDING
EXTERIOR RESTORATION
19 MOORE STREET
BELMONT, MA 02478

OUTPUT:

DATE	DESCRIPTION

STATUS:

02 80% PROGRESS SET JAN 05, 2026
01 90% PROGRESS SET NOV 26, 2025

FOR REVIEW

TITLE:
ELEVATIONS

SHEET:
A-101

PHASE TWO: NORTH STAIRS & MASONRY REPAIRS

Spencer Preservation Group
 41 Valley Road, Suite 211
 Belmont, MA 02458
 www.SpencerPreservationGroup.com

CONSULTANT:

PREPARED FOR:

 TOWN OF BELMONT

PROJECT:
 HOMER BUILDING
 EXTERIOR RESTORATION
 19 HOMER STREET
 BELMONT, MA 02458

DATE:
 01/20/2025

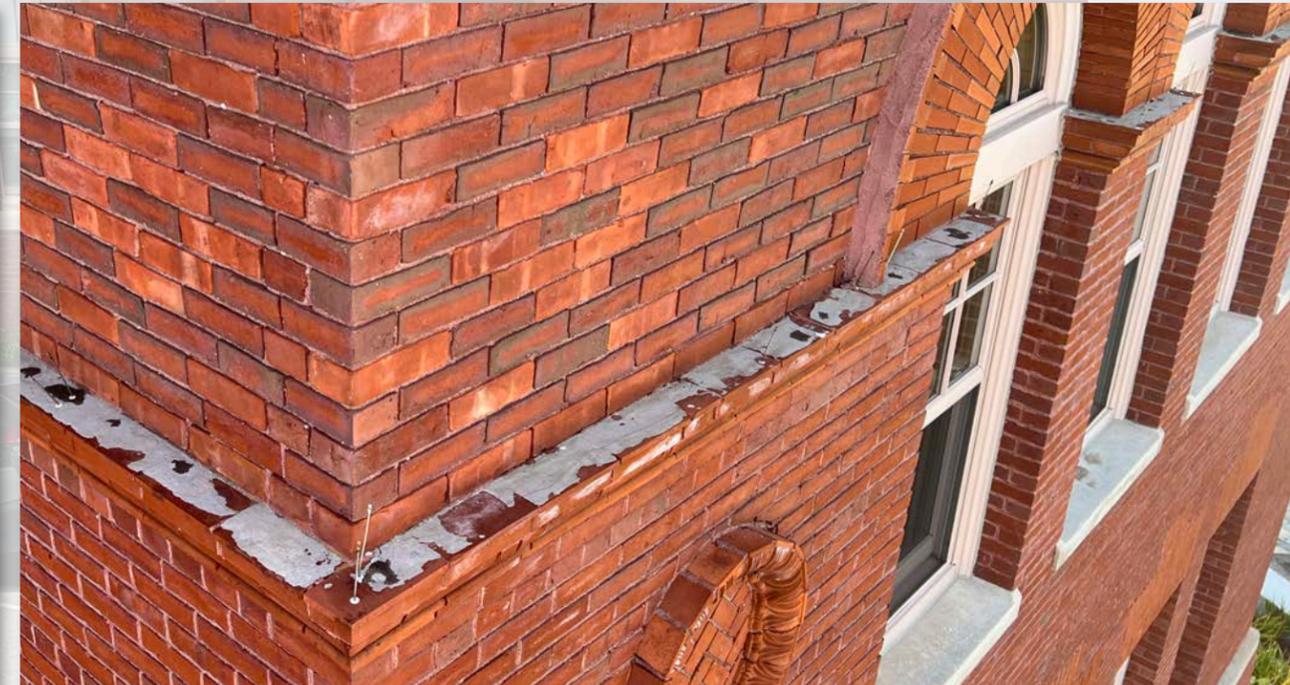
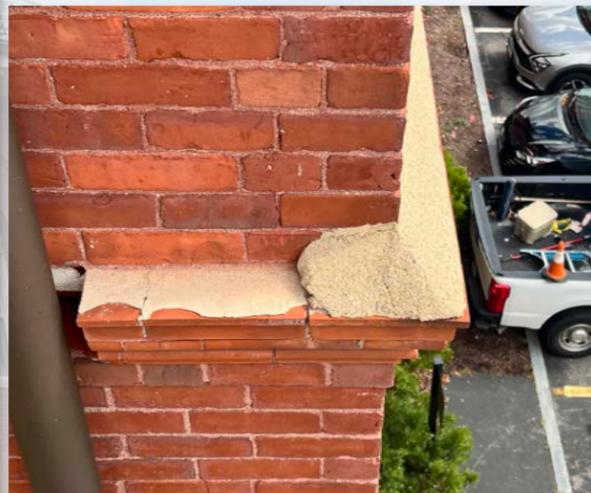
STATUS:
 FOR REVIEW

DATE PREPARED BY:
 JAN 20, 2025

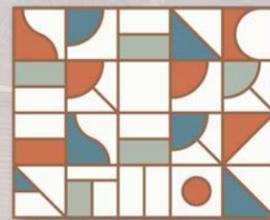
DATE PREPARED BY:
 JAN 20, 2025

TITLE:
 THE ELEVATIONS

SHEET:
A-101



QUESTIONS?



Spencer Preservation
Group

PRESERVATION ARCHITECTS