

**City of Waltham Massachusetts  
Community Preservation Act  
Historic, Open Space and Recreation  
Funding Application WCPA-1**



**APPLICANT INFORMATION**

Name of Applicant <sup>(1)</sup> City of Waltham

Name of Co-Applicant, if applicable <sup>(1)</sup> \_\_\_\_\_

Contact Name Jeannette A. McCarthy, Mayor

Mailing Address 610 Main Street, Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) (781) 314-3100

**PROJECT BASICS**

Address of Project (or Assessor's Parcel ID) Wellington House, 735 Trapelo Road, Waltham, MA  
R015008007C

CPA Category (check all that apply):

- ☐ Open space
- ☒ Historic preservation
- ☐ Open space recreation
- ☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$160,000.00

Total Cost of Proposed Project \$160,000.00

**PROJECT DESCRIPTION**

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

**GOALS:** What are the goals of the proposed project?

**COMMUNITY NEED:** Why is this project needed? Does it address needs identified in existing City plans?

**COMMUNITY SUPPORT:** What is the nature and level of support for this project? Include letters of support and any petitions.

**TIMELINE:** What is the schedule for project implantation? Include a timeline for all critical items for their

completion.

**CREDENTIALS:** How will the experiences of the Applicant(s) contribute to the success of this project?  
Success Factors: How will the success of this project be measured? Be specific.

**BUDGET:** What is the total budget for this project? How will the CPA funds portion be spent? All items of expenditure must be clearly identified and justified. Detail the hard and soft costs. Identify contingencies.

**OTHER FUNDING:** What additional funding sources are available, committed, or under consideration? Include commitment letters if available. Identify all sources of other funding which have been sought for this project and the status of the requests.

**MAINTENANCE:** If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

## ADDITIONAL INFORMATION

Provide the following additional information, *as applicable*.

**DOCUMENTATION:** Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

**CONSTRUCTION OR REHABILITATION:** <sup>(2)</sup> For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project.

**ZONING:** Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance, and when an application will be made to the Zoning Board of Appeals.

**CITY APPROVALS:** Provide evidence that the appropriate City Boards and Commissions approve of the project (Waltham Historical Commission for Historic, Conservation Commission for Open Space, Park & Recreation Board for Recreation, and Waltham Housing Authority for Community Housing). As an example, a project in a City park would require that the Park & Recreation Board accept the project.

**HAZARDOUS MATERIALS:** Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

**PROFESSIONAL STANDARDS:** Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

**LEVERAGED ADDITIONAL BENEFITS:** Provide information indicating how this project can be used to achieve additional community benefits.

Notes:

(1) City Property: If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) Appraisals: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

**FOR COMMUNITY PRESERVATION COMMITTEE USE ONLY RECEIVED**

Application received on \_\_\_\_\_

Application received by \_\_\_\_\_

JAN 11 2013

BY: \_\_\_\_\_

Date Project presented to CPC for Submission Acceptance Process \_\_\_\_\_

Was Project accepted for Consideration? \_\_\_\_\_

If accepted for Consideration, Project Public Hearing date \_\_\_\_\_

Following meeting Date for decision to recommend for funding \_\_\_\_\_

Was project recommended for funding to the City Council? \_\_\_\_\_

Was project funded by the City Council? \_\_\_\_\_

If project funded by the City Council, for how much? \_\_\_\_\_

Date funding Contract signed with applicant \_\_\_\_\_

*Jannette A. McCaig*  
MAYOR

1/11/13

# WELLINGTON HOUSE CPC APPLICATION

## PROJECT DESCRIPTION

### 1. GOALS:

The goal of this project is to restore the interior of the Wellington House which is owned by the City of Waltham.

The Wellington House is a historically significant Georgian Colonial-style residence dating circa 1779, and it is situated on 24,082 s.f. or .553 acres of land more or less.

### 2. COMMUNITY NEED:

Once restored, it is also the goal of the City, acting through its Historic Commission, to provide public access and use to this historic site, while maintaining and preserving its historic structure and amenities. The public has had no access to this property for many years.

### 3. COMMUNITY SUPPORT:

The Waltham Historic Commission has long identified and sought the preservation and restoration of this historically significant 1779 Georgian Colonial. (See attached letter of support.)

### 4. TIMELINE:

ASAP. The historic architect and contract vendors are ready to proceed once the funding is obtained.

### 5. CREDENTIALS:

William Sloane Architects have 20 years' experience with historic renovations. (See attached proposal and details.)

6. BUDGET:

See attached estimates.

7. OTHER FUNDING:

None.

8. MAINTENANCE:

The City of Waltham owns the building; therefore, the City is responsible for its maintenance.

ADDITIONAL INFORMATION

9. DOCUMENTATION:

See attached deeds.

10. CONSTRUCTION OR REHABILITATION:

See attached.

11. ZONING:

Conservation/Recreation – Municipal Building – No relief requested.

12. CITY APPROVALS:

See attached letter of support from Historic Commission Chair.

13. HAZARDOUS MATERIALS:

Any hazardous materials will be abated as required by Code.

14. PROFESSIONAL STANDARDS:

See attached proposal from William Sloane Associates Architects regarding MHC and Historic Commission.

15. LEVERAGED ADDITIONAL BENEFITS:

None at this time. The Waltham Historic Commission will develop a plan for use of the building and grounds for any potential grant applications.