

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ Mort Isaacson, Chair, Waltham Historical Commission

Name of Co-Applicant, if applicable ⁽¹⁾ Catherine Cagle, Director, Waltham Planning Department

Contact Name Ann Clifford, Curator of Stonehurst

Mailing Address Stonehurst, the Robert Treat Paine Estate,
100 Robert Treat Paine Dr., Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) 781-314-3291

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) Stonehurst, the Robert Treat Paine Estate
100 Robert Treat Paine Dr., Waltham, MA 02452

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 \$30,000

Total Cost of Proposed Project \$30,000 for design services

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

Stonehurst, the Robert Treat Paine Estate Exterior Preservation - Design Services

GOALS

The City of Waltham requires immediate funding for the preservation of the architectural fabric of the only National Historic Landmark under its stewardship: Stonehurst, the Robert Treat Paine Estate, designed by Henry Hobson Richardson and Frederick Law Olmsted. In this project, the City will hire a preservation architect and structural engineer to provide technical assistance in stabilizing the building envelope and structure, completing and refreshing the site's last major preservation effort in 2002. Design services will extend from preliminary design through final design and bidding. The preservation team will provide an updated conservation assessment of the exterior of the building and specific structural components, prepare prioritized treatment recommendations and cost estimates for mitigating identified problems, prepare final construction documents, and provide bidding assistance. When the bid documents and cost estimates are complete, a separate application will be submitted to the Community Preservation Committee for construction oversight and the construction itself.

A roof preservation effort was just recently completed. However, as it was taking place, we witnessed an alarming increase in the rate and extent of wood decay, which is now pronounced and widespread across the entire building. Now that major sections of the roof have been secured, deteriorated sills, trim, clapboards and other members will be need to be preserved with epoxy and Dutchmen and painted. Other elements have decayed beyond repair and must be reproduced. These include major structural elements such as columns supporting the south loggia, north porch and roof. Selected areas of sheathing must be replaced in order to prevent water from penetrating the building. Deteriorated stone chimneys, walls and foundations must be inspected and selectively repointed. With heavy snow loads threatening the stability of the entire structure, it imperative that deficiencies in Richardson's shed dormer be evaluated and resolved by a structural engineer. Other known preservation needs, such as the mansard roof and windows on the kitchen ell that were necessarily deferred from previous efforts due to limited funding, will be considered and prioritized for this project as well.

In order to best preserve the architectural fabric, the City will secure the services of a preservation architect to first evaluate the existing conditions of the exterior envelope, obtain recommendations from a structural engineer on known structural deficiencies, and develop prioritized recommendations for the preservation of the building envelope and structure. The architect will work with the City to establish a scope of work for immediate preservation needs. Together with the engineer, he/she will prepare plans, specifications and cost estimates for the preservation effort that comply with accepted preservation practice and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, using appropriate traditional materials and methods through repair or in kind replacement of historic building fabric. As preservation restrictions require, the Massachusetts Historical Commission (MHC) will review the proposed exterior envelope and structural preservation effort on this National Historic Landmark property prior to bidding.

COMMUNITY NEED

The preservation, restoration and maintenance of this nationally significant structure owned by the City of Waltham is a perpetual and challenging task. In order to best approach the numerous and costly physical needs of Stonehurst, a Conservation Assessment Report was prepared in 2000. The preservation of the exterior envelope was identified as the first step in a carefully conceived plan outlined in the Conservation Assessment Report (2000) to stabilize the physical plant, making it safe and accessible to all visitors. In 2002, \$800,000 in federal, state, municipal and private funds were secured for some of the most urgent roofing, flashing, water management, carpentry and structural needs. Since that comprehensive preservation effort, CPC funding has supported the preservation of windows and doors, accessibility improvements and, most recently, a partial new roof. Now, in 2019, nearly two decades have passed since the comprehensive preservation effort, twice the time than is recommended to maintain any wooden structure. Once again, exterior preservation ranks at the top of the list of needs for this widely-used and beloved community asset and National Historic Landmark.

See Attachment A for recent illustrations of existing conditions. Copies of the comprehensive Conservation Assessment Report (2000) are available upon request.

COMMUNITY SUPPORT

A feature historical attraction of Waltham, Stonehurst is unusual in that it is a nationally significant resource and yet it is municipally-owned and community-based. In September 2000, the City of Waltham's Stonehurst provided an appropriately picturesque setting for the historic signing of the Community Preservation Act. Stonehurst was chosen above all properties in Massachusetts as a fitting symbol embodying the three goals of the act: historic preservation, affordable housing and open space. (Mr. Paine was a leading housing reformer of the 19th century.) There are currently about 24,000 annual visitors, who range from trail hikers and private event guests to old-house buffs, students, scholars and architects. People can become more involved through the non-profit Robert Treat Paine Historical Trust (DBA Friends of Stonehurst).

Community and organizational leaders developed the Five-Year Strategic Plan for all operations of this property. To fulfill its mission "to ensure that diverse audiences enjoy, appreciate, and draw inspiration from Stonehurst and the legacy of those who created and lived in it," the property routinely offers public programs, is regularly open to the public, and is utilized as a popular event venue for private, civic and non-profit community events. Information panels, guidebooks, and pamphlets are available to all visitors, enhancing their experience regardless of

their reason for visiting. . Even a miniature branch of the Waltham Public Library is available on site.

The municipally-owned site offers about a dozen public programs each year, frequently in collaboration with the Waltham Public Library, and other non-profit organizations in Waltham. Every third-grade student in the Waltham Public School System visits the property for a fun and educational field trip that connects to both science and history concepts learned in the classroom. Over 20 years, this program has reached thousands of Waltham students and families. Teachers and students have described it as the best of all Waltham elementary school field trips.

See Attachment B for Evidence of Community Support.

TIMELINE

Design

Mar – Apr 2019	CPC and City Council review & approval of funding
May-June 2019	Bidding for design services
Oct 30, 2019	Design complete

Construction

Dec 31, 2019	Funding secured for construction and construction oversight
April 1, 2020	Construction start
Dec 31, 2020	Project completion

CREDENTIALS

The responsibilities for the property cross City of Waltham departments—from the Building Department, to the Stonehurst staff within the Planning Department, to the Historical and Conservation Commissions. Each group brings its experience and expertise to the project. The Superintendent of Public Buildings will work with the Director of Building Maintenance, Curator of Stonehurst and Waltham Historical Commission to ensure the project's success.

Following the public procurement process, the City of Waltham will solicit and evaluate proposals submitted by design professionals to design and oversee this project. Candidates will be evaluated based on the qualifications of key personnel, similar experience and past performance on similar projects, technical approach, capacity and management approach, MBE/WBE participation and cost.

The project will be successful if it results in design documents that: 1) stabilize the building envelope and structure; and 2) meet preservation standards. The architect will develop carefully written bidding documents to ensure that the bidders are qualified and experienced in the preservation of National Historic Landmarks, ideally those comparable in material and age. They will ensure the quality of workmanship and materials and compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In the long term, the project will be successful if annual maintenance is appropriately funded and administered, protecting and sustaining this substantial investment of tax dollars.

BUDGET

Stonehurst Emergency Roof Preservation – Design Services	Current CPA application	Total
Design Services		
Design documents	\$ 30,000	
Construction oversight (for a future proposal)		
Total	\$ 30,000	\$30,000

OTHER FUNDING

It is anticipated that the City of Waltham will apply to the CPC for funding the construction phase of the Stonehurst exterior preservation project.

If the City is supportive, additional state funding will be sought through the Massachusetts Preservation Project Fund.

MAINTENANCE

The City of Waltham Building Department has a maintenance budget for all City buildings, including Stonehurst. The daily operation of Stonehurst is overseen by the Planning Department of the City of Waltham.

ADDITIONAL INFORMATION:

DOCUMENTATION

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

See Attachment C

CONSTRUCTION OR REHABILITATION

⁽²⁾ 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.

Full drawings and specifications will be prepared by the architect when CPA funding is secured. Attached are illustrations visually describing typical existing conditions.

See Attachment A

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.

See Attachment D

CITY APPROVALS

Provide evidence that the appropriate City Boards and Commissions approve of the project. As an example, a project in a City park would require that the Recreation Board accept the project.

The City of Waltham Historical Commission and Planning Department are jointly submitting this application. In addition, a letter from the Historical Commission is attached.

See Attachment E

HAZARDOUS MATERIALS

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

Stonehurst and the surrounding Storer Conservation Lands were a privately-owned seasonal country estate for residential and agricultural use until 1974 when the property was donated to the City of Waltham. There has been no commercial use of the property at any time in its long and well-documented history. When Stonehurst was constructed in 1886, many hazardous materials did not exist. In 2000, the building was tested for asbestos and none was found. In 2013, a small amount of asbestos was found by a furnace and beneath modern floor tiles and was removed.

PROFESSIONAL STANDARDS

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

The Massachusetts Historical Commission holds preservation restrictions on this National Historic Landmark property, requiring their review and approval of all major projects. In accordance with these restrictions, the exterior preservation project must comply with accepted preservation practice and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, using appropriate traditional materials and technologies through repair or in kind replacement of historic building fabric. Bid documents carefully prepared by the professional preservation team will ensure that the contractors are qualified to perform the work and that these standards are met.

See Attachment C for preservation restrictions recorded in the Middlesex County Registry of Deeds.

LEVERAGED ADDITIONAL BENEFITS

Provide information indicating how this project can be used to achieve additional community benefits.

Please see “Community Support” above which describes a myriad of community benefits ranging from school programs for local children that are fun, educational, and inspiring to regional and national exposure for the City of Waltham as a steward of a popular National Historic Landmark in need of additional support. The City’s preservation project will take emergency measures to halt the wood decay, mitigate structural damage, protect the exterior fabric and interiors from the elements, and ensure the safety of visitors, demonstrating its continued commitment to the care of this nationally significant property under its stewardship.