

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ City of Waltham

Name of Co-Applicant, if applicable ⁽¹⁾ _____

Contact Name Jeannette A. McCarthy

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) Exterior renovations to the main building and garage
at 342-344 Warren Street, Waltham, MA

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 \$ 524,995 (building), \$400,000 (4 chimneys) \$160,000 (barn), \$200,005 (contingency) = \$1.285 million

Total Cost of Proposed Project \$ 1,285,000.00

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

4-28-2023

Page 1

Jeannette A. McCarthy
Mayor

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: ⁽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.

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

Application received on 5-1-2023

Application received by Julie Toole

Date Project presented to CPC for Submission Acceptance Process 5-2-2023

Was Project accepted for Consideration? Yes

If accepted for Consideration, Project Public Hearing date 5-9-2023

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 _____

APPLICATION SUBMISSION REQUIREMENTS

Proposals for Community Preservation Act funding must be submitted using the City of Waltham's Application forms WCPA-1 and WCPA-2.

If the proposal is exclusively a community housing project, applicants must submit WCPA-2. If the proposal combines community housing with any other funding category, both WCPA-2 and the WCPA-1 must be submitted. Otherwise applicants can submit just WCPA-1.

All information requested on the application forms must be included with the proposal at the time of submission or it will not be accepted for consideration. Applications may not include any handwritten information.

Applications and all supporting documentation must be submitted as hardcopy with eleven (11) copies (including one unbound for reproduction) to the official mailing address as specified in Article VI. If an Application is recommended for funding by the CPC, then an additional 17 copies must be provided for use by the City Council.

Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

Applicants will also submit an electronic version of each and every document submitted in their application if available, either on CD or USB flash drive, preferably in Portable Document Format (PDF) or other commonly used file formats (eg. .doc, .docx, .xls, .xlsx, .jpeg).

Applicants should include actual quotes for project costs whenever possible. If not available, estimates may be used, provided the basis of the estimate is fully explained.

Applicants should pursue matching or supplemental funds from state, federal and/or private sources when available.

Applicants should detail who will be responsible for project implementation and management. Their relevant experience should be included in the narrative. Please be sure that project management costs have been included in the overall project budget.

Project Description

Goals:

To renovate, repair, and secure the exterior of the historical building located 342-344 Warren Street. The building and barn are vacant. A portion of the land is used as the City's tree farm for the propagation, growth, and transplanting of trees within the City of Waltham.

The City will be seeking to demolish a portion of the barn and the smaller addition to the right of the building (without foundation).

The City will be seeking to rent the house and the barn to a goat farmer for services to assist the City with poison ivy control or regular farming. If there are no bidders, the remainder of the land will be used to expand the City's tree farm.

Community Need:

According to the Waltham Historical Commission records, Arrigo Farm is one of the oldest family farms in the country. Its first owner, John Warren, came to Watertown in 1630. The farm dates back to at least 1650. See information from Marie Daly. (Attachment A)

Community Support:

The Waltham City Council was the applicant for the purchase of land and buildings. Due to the price, the property was taken by the City Council by eminent domain on May 15, 2018. (Attachment B)

Timeline and Credentials:

See Scope of Work from John Haffey. (Attachment C)

Mr. Haffey has experience with numerous projects in the City, including the historic restoration of the City Hall Dome and structure.

Budget:

See Estimates from John Haffey. (Attachment C)

Other Funding:

No other funds

Maintenance:

Tree farm maintenance by Consolidated Public Works Department. Building maintained by City's Maintenance Department.

Documentation:

See attached Taking Order. (Attachment B)

Construction or Rehab:

See attached scope of services. (Attachment C)

Zoning:

Not applicable.

City Approvals:

Building Maintenance Department has appeared before Waltham Historical Commission. Waltham Historical Commission visited the site and made recommendations for restoration. Demolition delay pending for selected demolition.

Hazardous Materials:

Appropriate measures will be provided by Mr. Haffey

Leveraged Additional Benefits:

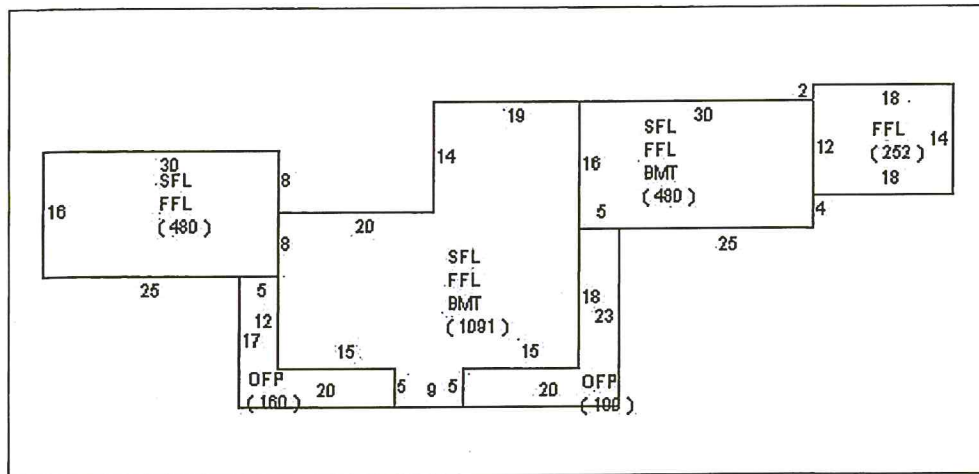
Waltham Historical Commission has been involved from the outset prior to the eminent domain taking.

ATTACHMENT A

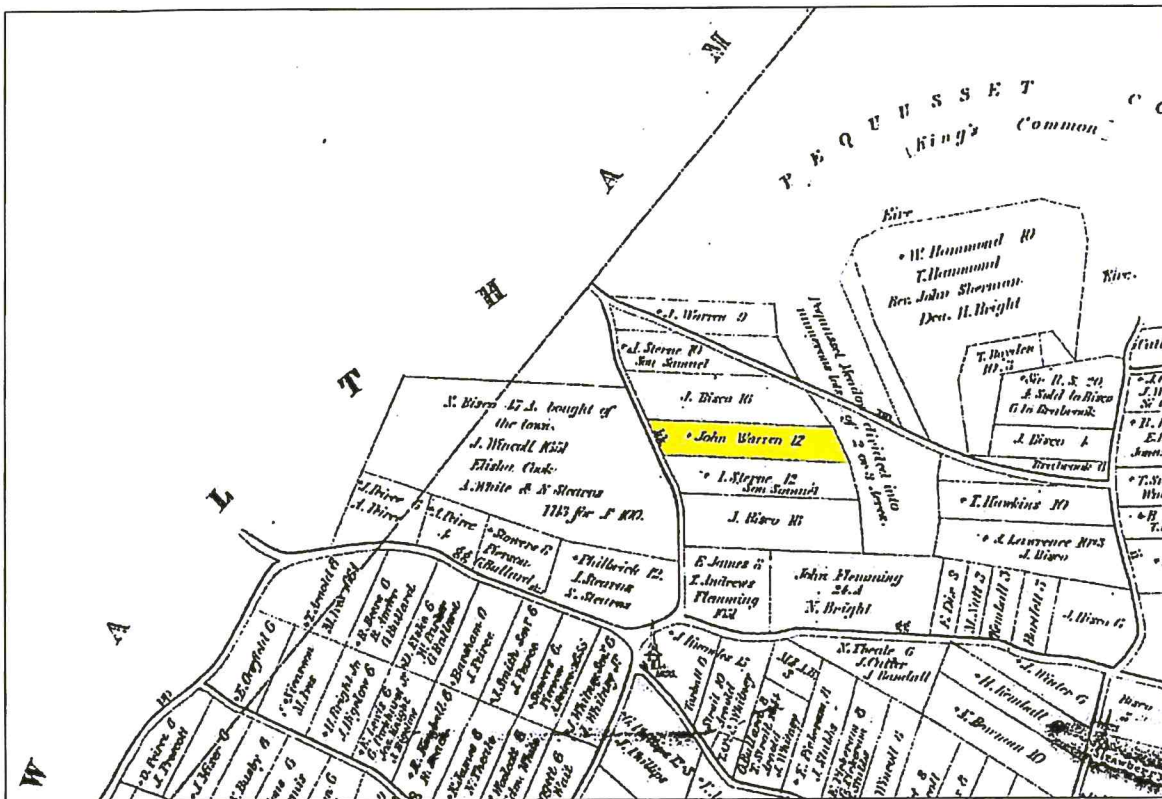
Arrigo Farm



MACRIS photo



Arrigo Farm dates is one of the oldest family farms in the country. Its first owner, John Warren, came to Watertown in 1630 on the *Arabella*, the same ship on which Governor John Winthrop travelled. After a short time, John Warren settled on a 12-acre parcel on what is now Lexington Street in Belmont, where St. Luke's church is now located.





Adeline (Lawrence) Barnes

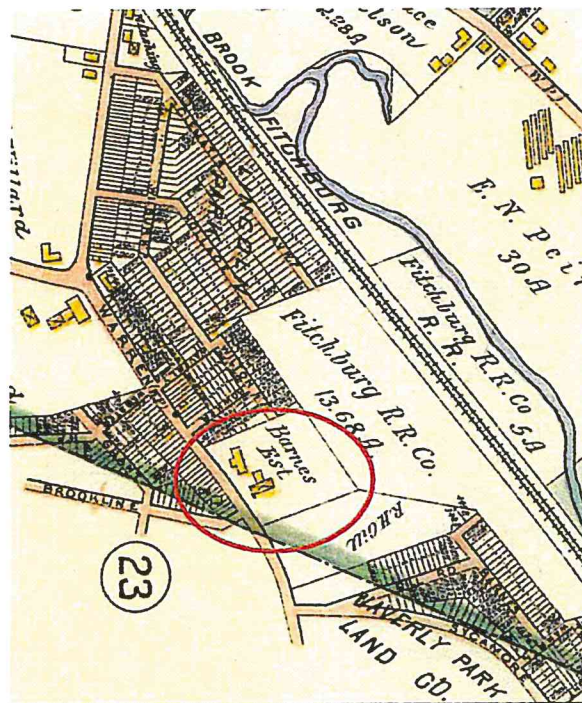
One of Phineas Warren's daughters, Grace, married Samuel Barnes, who was involved in maritime trade. Samuel Barnes bought out the interests of his brothers-in-law in 1781, and Samuel and Grace lived in the old Warren house. Thomas Barnes, the son of Samuel and Grace (Warren) Barnes, was born there, and he married Adeline Lawrence, daughter of Phineas Lawrence of Trapelo Road, in 1822. Thomas Barnes, a Waltham assessor and school board member, tore down the old 1650 house and built a new house in 1837. That 1837 house still stands as the central portion of the current house. Members of the Arrigo family remember finding Revolutionary War era coins in the walls of their house. Otis Barnes, a son of Thomas and Grace (Warren) Barnes, fought in the Civil War.

The 1850 federal census shows Thomas and Adeline Barnes living with six children at one residence. In that year, Thomas Barnes owned 27 acres of improved land and 30 acres of unimproved land, as well as 3 horses, 6 dairy cows, 3 swine, and one cattle. After the marriage of their son, Phineas Lawrence Barnes, in 1855, the west wing was added to the central 1837 farmhouse. The 1855 state census, taken before Phineas married, shows the family still all living in one dwelling. In an 1860 codicil to his will, Thomas Barnes described the west wing of the house: two rooms, two chambers, a

wood shed, and a cellar. In his will, the west half of the house would go to his wife, Adeline. The 1870 census shows Adeline Barnes and her daughter, Mary, living in a separate household, but within the same dwelling, and Phineas and his family living as another household in the dwelling. This living arrangement reflects the use of the west wing as a separate household. Otis Barnes, the brother of Phineas, lived next door.

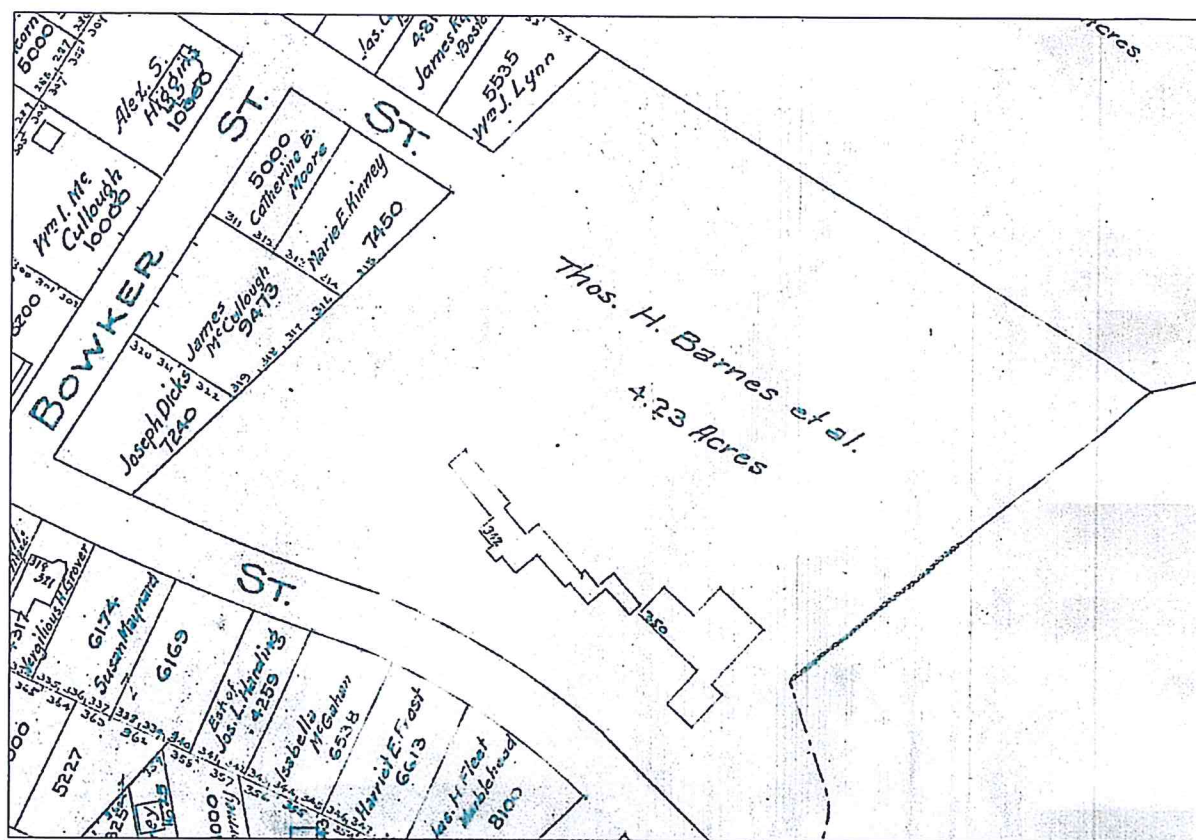
Rev. Lucius R. Paige officiated at the funeral of Miss Mary Frances Barnes at the First Universalist church in Waltham on Friday afternoon. Miss Barnes was 87 years of age and in her younger days was a teacher in the public schools of Boston. She had lived at the old Barnes homestead in Waverley, since the death of her brother, Thomas H. Barnes, of South Boston.

Cambridge Chronicle, May 6, 1922



The Barnes estate in 1900

An Italian immigrant, Placido Arrigo, was working on the Barnes estate as a farm laborer in 1918, and may have started working there soon after he arrived in America in 1913. Placido Arrigo purchased the 4.217-acre farm from the Barnes heirs in 1923 [MLR 4689/148].

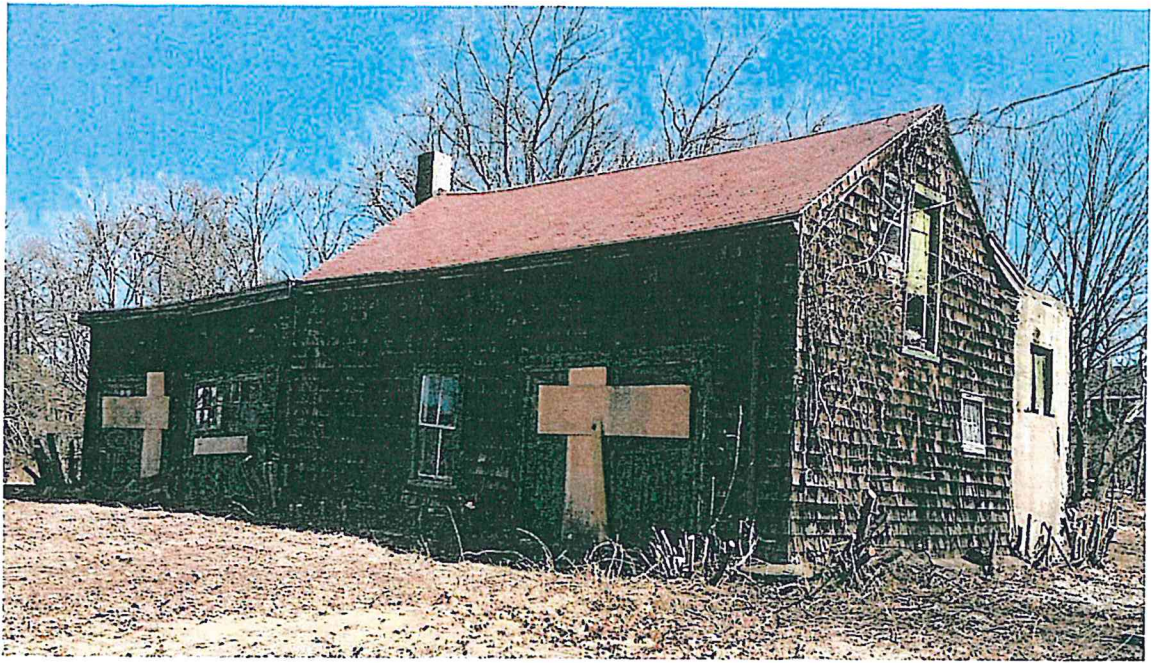


1918 map showing ownership by the heirs of Phineas Barnes, & a large outbuilding to the east of the house. This structure may have been converted into a residence. It is gone by 1956.

Placido Arrigo was born in 1896 in Villafranca, a village adjacent to the town of Saponara, Messina province, in Sicily. He arrived at Ellis Island on the *RMS Saxon* in 1913. He married Mary Voner of Palfrey St. in Watertown in 1918. Placido and Mary (Voner) Arrigo had six children – five girls and one son, John. Placido Arrigo farmed this land for the rest of his life until his death in 1991. Mary (Voner) Arrigo died in 1994. His son, John Arrigo, continued living at the house and farming the land. John Arrigo died in November 2011. The remaining sibling, Elizabeth Holston, died in 2016. There are nine heirs and Placido's grandson, Michael Loynd, who grew up in the house, is the executor of the estate.

Placido Arrigo had a brother, Nicolo Arrigo, who had a farm on Mt. Whalley Rd in Lakeview. The heirs of Nicolo Arrigo planned to develop the Mt. Whalley farm and filed a subdivision plan with the city several years ago. The city rejected the plan, so this parcel remains undeveloped. So, although we say that the Placido Arrigo farm is the last family farm in the city, the Nicolo Arrigo farm remains in development limbo. But all the other Italian family farms, the DeVincents, the Riccis, the Pizzis, etc. have all been sold and developed.





ATTACHMENT B



2018 00072555
Bk: 71049 Pg: 278 Doc: TAKE
Page: 1 of 8 05/23/2018 03:07 PM

CITY OF WALTHAM
IN THE CITY COUNCIL
IN THE YEAR TWO THOUSAND EIGHTEEN
ORDER OF TAKING UNDER G.L.M. CHAPTER 79

Order # 34066

Ordered: That the following described parcel of land, including all buildings improvements and trees thereon, be and hereby are taken by right of eminent domain, in fee, for the purpose of open space and historic preservation, including but not limited to farming and community farming, subject to the following requirements and restrictions. The land, with the exception of the area on which the farmhouse and barn are located, are taken for open space purposes as that term is defined under the provisions of MGL Chapter 44B Section 2, including but not limited to agricultural, farming, and associated farming uses as may be permitted under the City of Waltham Zoning Ordinance, but said farming uses shall only be conducted to the extent authorized by the definition of open space as contained in the Community Preservation Act, M.G.L. chapter 44B; said farming to be conducted by third parties pursuant to either a lease or license arrangement with the City of Waltham (unless portions of the above property are set aside for so-called small scale individual plot per citizen Community Farming). If such farming use does not occur then the open space use of parcels shall only be for passive open space uses. To the extent that either a portion or all of the farmhouse and/or the barn area are determined to be of historical significance, they are taken for historical preservation purposes unless they cannot be reasonably or practicably repaired for such, then said portion or all of the farmhouse and/or the barn area shall be considered to have been taken for the same open space purposes as the remainder of the subject property and said building[s] or portion[s] thereof shall be demolished. This Taking is made under the provisions of Chapter 79 of the Massachusetts General Laws and by every other power hereto enabling. The funding for said Taking having been provided by funding pursuant to the Community Preservation Act, the subject property shall also be subject to all conditions and requirements of said act, as applicable.

Said land consists of two parcels of land. The first parcel consisting of 4.216 acres, is shown as a portion of the land on a plan entitled "Plan of Land in Waltham and Watertown belonging to heirs of Thomas H. Otis and Louis Barnes" dated November 1923, by Rowland H. Barnes and Henry F. Beal Civil Engineers, recorded in the Middlesex South District Registry of Deeds in Plan Book 329 Plan 29 on December 19, 1923, to which plan reference is made hereafter for more particular description. This Taking is of only the land shown on said plan as existing within Waltham; the area of land shown on said plan as existing within Watertown is specifically excepted from this Taking.

The second parcel consists of three certain lots of land numbered respectively 313, 314 and 315 on Wilton Street in said Waltham as shown on Plan B of land in said Waltham, owned by the Lincoln Park Company, E.A.W. Hammett, Surveyor, dated May 1892 and recorded in the Middlesex South District Registry of Deeds, Book of Plans 75, plan 48; said lots 313 and 314 are 25 feet in width, by one hundred (100) feet in depth, and each contain 2500 square feet, according to said plan, and said lot 315 is irregular in shape as shown on said plan and contains about 1855 square feet, intending to be the premises described in deed of Edward Y. Perry to

Waltham City

Peter Robinshaw dated May 10, 1893 and recorded with the Middlesex South District Registry of Deeds at Book 2406, Page 484. This land is also depicted in attached "Exhibit C - Lot A".

For further Legal Description of the above land see Attached "Exhibit A - Legal Description". Also see Plan: "Lot A - 342-344 Warren Street on Plan of Land - Subdivision Plan 342-344 Warren Street, Waltham, MA by Nitsch Engineering, dated May 5, 2017" attached as Exhibit C:

The Owners of said land are the Heirs of John P. Arrigo as listed in the attached plan "Exhibit B - Listing of Property Owners of Record of 342-344 Warren Street, Waltham, MA". Said persons are hereby awarded the sum Three Million Two Hundred Ninety Six Thousand Two Hundred Fifty Dollars (3,296,250.00) for all total damages by reason of said Taking.

Read and adopted: May 14, 2018

Approved: May 15, 2018

A TRUE COPY ATTEST



ASSISTANT CITY CLERK

EXHIBIT A - LEGAL DESCRIPTION - ARRIGO FARMS - also known and numbered as 342-344 WARREN STREET, WALTHAM, MA.

LOT A

A CERTAIN PARCEL OF LAND, LOCATED IN THE CITY OF WALTHAM, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING SHOWN ON A PLAN, "PLAN OF LAND - SUBDIVISION PLAN, #342-344 WARREN STREET, WALTHAM, MASSACHUSETTS" BY NITSCH ENGINEERING, TO BE RECORDED HERewith, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY SIDELINE OF WARREN STREET AT THE CITY BOUNDARY LINE OF WALTHAM & WATERTOWN;

THENCE: SOUTHWESTERLY CONTIGUOUS WITH THE NORTHERLY SIDELINE OF WARREN STREET S 81°41'15" W, A DISTANCE OF ONE HUNDRED FIFTY AND 47/100 (150.47) FEET TO A POINT WITNESSED BY A STONE BOUND FOUND AS SHOWN ON SAID PLAN;

THENCE: CONTIGUOUS WITH THE NORTHERLY SIDELINE OF WARREN STREET ALONG A CURVE TO THE LEFT WITH A RADIUS OF FOUR HUNDRED EIGHTY FOUR AND 79/100 (484.79) FEET, A DISTANCE OF ONE HUNDRED SEVENTY SEVEN AND 12/100 (177.12) FEET TO A POINT;

THENCE: SOUTHWESTERLY CONTIGUOUS WITH THE NORTHERN SIDELINE OF WARREN STREET S 60°45'15" W, A DISTANCE OF FIFTY AND 15/100 (50.15) FEET TO A POINT;

THENCE: CONTINUING CONTIGUOUS WITH THE NORTHERLY SIDELINE OF WARREN STREET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF SEVENTEEN HUNDRED THIRTY AND 67/100 (1,730.67) FEET, A DISTANCE OF ONE HUNDRED THIRTY AND 07/100 (130.07) FEET TO A POINT WITNESSED BY A STONE BOUND FOUND AS SHOWN ON SAID PLAN;

THENCE: N 03°09'43" W, A DISTANCE OF TWO HUNDRED NINETY NINE AND 22/100 (299.22) FEET TO A CONCRETE BOUND DRILL HOLE FOUND;

THENCE: N 02°58'14" W, A DISTANCE OF FORTY ONE AND 16/100 (41.16) FEET TO A POINT;

THENCE: N 03°18'08" W, A DISTANCE OF ONE HUNDRED ONE AND 89/100 (101.89) FEET TO A STONE BOUND DRILL HOLE FOUND;

THENCE: N 72°11'17" E, A DISTANCE OF FOUR HUNDRED FORTY AND 72/100 (440.72) FEET TO A POINT;

THENCE: S 01°05'45" E, A DISTANCE OF THREE HUNDRED SIXTEEN AND 00/100 (316.00) FEET TO A POINT;

THENCE: S 71°22'45" E, A DISTANCE OF EIGHTY THREE AND 11/100 (83.11) FEET TO A POINT WITNESSED BY AN IRON PIPE AS SHOWN ON SAID PLAN;

THENCE: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF THIRTY FIVE AND 00/100 (35.00) FEET, A DISTANCE OF FORTY TWO AND 48/100 (42.48) FEET TO A POINT WITNESSED BY AN IRON PIPE AS SHOWN ON SAID PLAN;

THENCE: S 01°50'05" E, A DISTANCE OF SIX AND 54/100 (6.54) FEET TO A POINT COINCIDENT WITH SAID CITY BOUNDARY LINE OF WALTHAM AND WATERTOWN;

THENCE: S 40°53'58" W, A DISTANCE OF FORTY THREE AND 87/100 (43.87) FEET CONTIGUOUS WITH SAID CITY BOUNDARY LINE OF WALTHAM AND WATERTOWN, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 181,777 SQUARE FEET, MORE OR LESS (4.17 +/- ACRES).

**EXHIBIT B – LIST OF PROPERTY OWNERS – INTEREST HOLDERS OF RECORD FOR PROPERTY KNOWN AS
ARRIGO FARMS – also known as 342-344 WARREN STREET, WALTHAM, MA.**

Michael J. Loynd, individually and as Personal Representative of the Estates of Rose M.
Loynd (Middlesex Probate Docket No. MI116090EA) and John P. Arrigo (Middlesex
Probate Docket No. MI11P6099EA)
11 Turtle Lane
Dover, MA 02030

Peter Fallon
164 Warren Street
Waltham, MA 02453

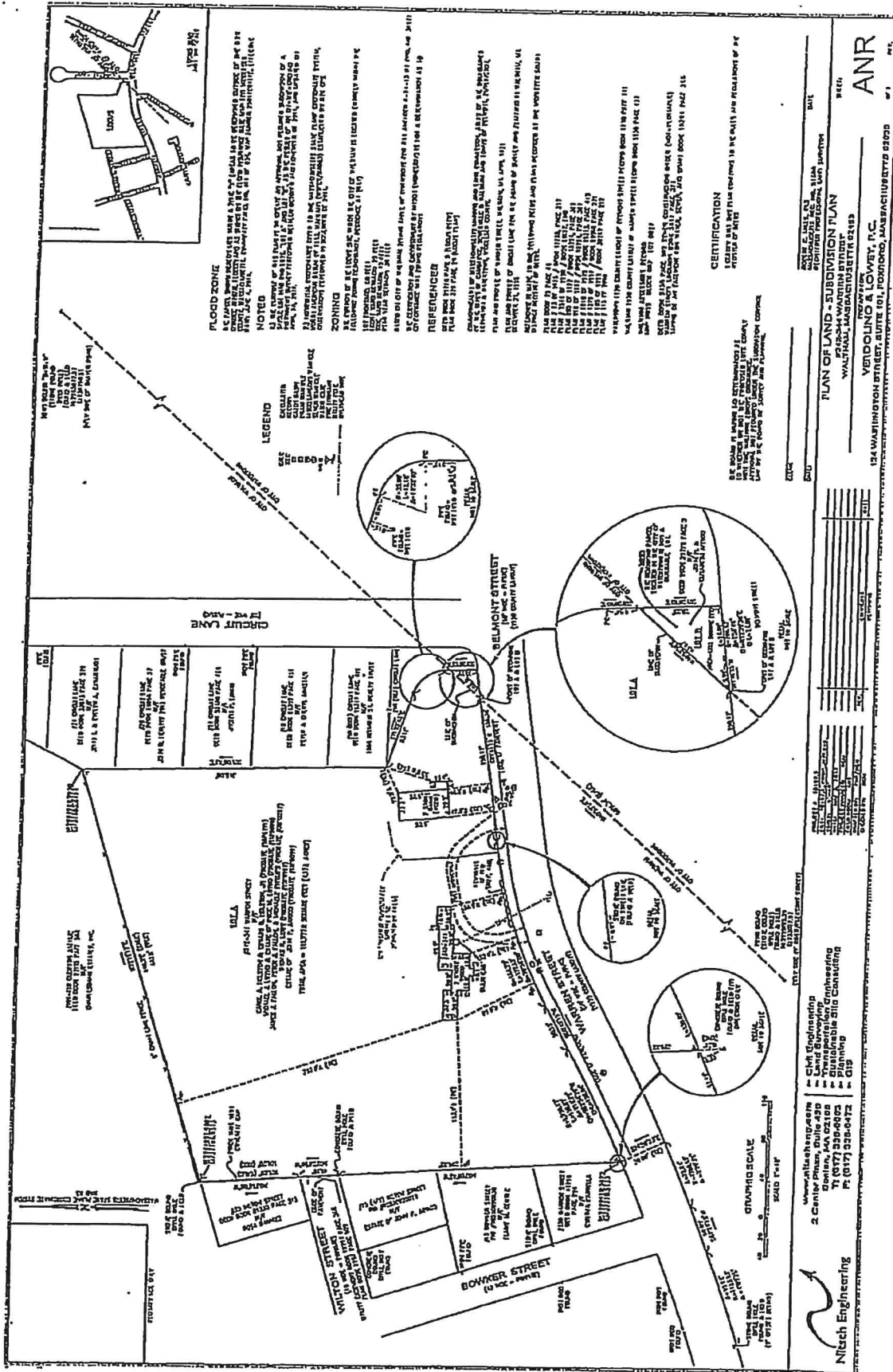
Michaele Phillips (a/k/a Michelle Phillips)
69 Lafayette Street
Waltham, MA 02454

Thomas R. Libby, as Personal Representative of the Estate of Kathleen A. Libby
(Plymouth Probate Docket No. PL15P0164EA)
9 Holly Lane
East Bridgewater, MA 02333

James Fallon
12 Mark Lane
Hingham, MA 02043

Edward D. Holston, Jr. as Co-Personal Representative of the Estate of Elizabeth Ann
Holston (Middlesex Probate Docket No. MI16P6491EA)
P.O. Box 2291
Framingham, MA 01703

Carol A. Holston, as Co-Personal Representative of the Estate of Elizabeth Ann Holston
25 Manning Road
Waltham, MA 02452



Logan Motion for approval

Waltham City Council
Roll CallItem: Arrigo Farms Taking orderDate: 5/14/2018

Yea

Nay

Abstained

Absent

City Council

Paul J. Brasco

☒

George A. Darcy III

☒

William H. Fowler

☒

Cathyann Harris

☒

Joseph P. LaCava

☒

Randall J. LeBlanc

☒

Robert G. Logan

☒

Kristine A. Mackin

☒

John J. McLaughlin

☒

Kathleen B. McMenimen

☒

Daniel P. Romard

☒

Thomas M. Stanley

☒

Carlos A. Vidal

☒Diane P. LeBlanc
President☒

Totals (14)

14

Order # 34066

In the City Council
Taking order Arriago Farms

Read and Adopted: 5-14-18

[Signature]
President Diane P. LeBlanc

Approved: 5/15/2018

[Signature]
Mayor Jeannette A. McCarthy

RECEIVED

CC: _____

MAY 15 2018

MAYOR'S OFFICE

A TRUE COPY ATTEST
[Signature]
ASSISTANT CITY CLERK

Peter Robinshaw dated May 10, 1893 and recorded with the Middlesex South District Registry of Deeds at Book 2406, Page 484. This land is also depicted in attached "Exhibit C – Lot A".

For further Legal Description of the above land see Attached "Exhibit A – Legal Description". Also see Plan: "Lot A – 342-344 Warren Street on Plan of Land – Subdivision Plan 342-344 Warren Street, Waltham, MA by Nitsch Engineering, dated May 5, 2017" attached as Exhibit C:

The Owners of said land are the Heirs of John P. Arrigo as listed in the attached plan "Exhibit B – Listing of Property Owners of Record of 342-344 Warren Street, Waltham, MA". Said persons are hereby awarded the sum Three Million Two Hundred Ninety Six Thousand Two Hundred Fifty Dollars (3,296,250.00) for all total damages by reason of said Taking.

Read and adopted: May 14, 2018

Approved: May 15, 2018

ATTACHMENT C

Millian, Jon

From: John Haffey <johnh@jthaffey.com>
Sent: Monday, February 6, 2023 1:47 PM
To: Millian, Jon; Wender Machado; Penny Ferretti
Subject: Arrigo Farm, Warren St. Waltham

CAUTION: This message originated outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders

Jon Millian
Building Supervisor
610 Main St.
Waltham Ma.

Exterior Rehabilitation

We propose to provide all the Material, Labor, Equipment, Staging, Subcontracting, Supervision, and Proper insurance Coverage to Complete the work outlined below at the above listed address,

- * We will apply for, obtain, and pay for a Building Permit from The City of Waltham Building Dept.
- * There are no plans as of yet for the work but this is a close Estimate for Budget purposes only
- * All structural framing will be according to The 2015 IRC
- * We will remove the existing roof structure down to the Header Plates including the shingles and dispose of all debris off site.
- * We will examine the Plates and if any need to be repaired we will remove the deteriorated framing and replace with new framing material up to today's Code
- * We will install new roof framing on the entire roof according to The 2015 IRC.
- * We will install new 5/8 inch 4X8 plywood sheathing over the entire roof framing structure
- * We will install New 8 Inch Drip Edge, 6 Feet of GAF Weather Watch Ice & Water Shield, Shingle Mate Vapor Barrier, All new Counter Flashing, New "Cobra Ridge Vent" on all ridges for ventilation, and new Neoprene and Aluminum Pipe Flanges for Plumbing Pipe extrusions that penetrate the New Roof Plane
- * We will strip and remove all the wood siding on the Building including a layer of wood shingles and a sublayer of cedar Clapboard siding. we will dispose of off site
- * We will remove all the front porch framing, and trim and dispose of off site
- * We will remove all wood trim which for the most part is in condemnable condition down to the framing and dispose of all debris off site
- * We will install all new Primed Pine exterior trim matching the style removed including all Gable End Rake board trim, Soffits, Fascia's, Rain Table, Cellar Basement Window
- * We will remove all existing windows and doors including the CBW windows and frames and dispose of off site,
- * We will check all of the remaining framed structure for deterioration and repair with new material according to Code
- * We will supply and install 46 Windows and new frames (Window TBD) Replicating the existing windows in size and style. We will Trim out the exterior casings of the Windows to match existing trim with new PVC trim including sills
- * We will supply and install 4 new Doors and frames to replace the existing doors. We will match the new doors as closely as possible with collaboration with Jon Milian
- * We will trim off the new door frames on the exterior with new PVC Trim matching the style removed. We will install all new hardware on the New Doors.
- * We will rebuild the wrap around front porch mimicking the original or existing porch. This includes all new framing including the roof framing, new roofing, including Drip Edge, Flashing, Ice & Watershield and sidewall flashing with 50 Year GAF Timberline Roof Shingles. Includes new wrapped columns, Bead Board Ceiling, and trim on the entire framing to match the porch removed.

* We will repair or replace any damaged or deteriorated exterior sheathing and re-nail the entire sheathing around the entire perimeter of the Dwelling with new Ring Nails

* We will install all New "Tyvek" House Wrap Vapor Barrier on the All sidewalls of the Building

* We will install all new "Grade Aye" 6 inch Prime Cedar Clapboards on the Sidewall of the entire Dwelling. All areas where the clapboard butts against the Trim Will be sealed with Silicone Paintable Caulking

* We will remove the deteriorated Cellar Bulkhead on the front of the building and replace with a new Bilco Bulkhead

* Total Estimated price for all listed above \$ 524,995.00

Jon this is a Budget price for the entire job minus the rebuilding of the Chimneys. I do not want to price them through Mike S but I am having a tough time getting anyone to price the job. Of hand The City is looking at a price of between \$ 75,000.00 and \$ 100,000 for 4 new chimneys. Through Value engineering we should sit down and figure where we can save

Give me a call before this is presented

Thanks JT

Sincerely,

J.T. Haffey

Off: 508-620-9168

Fax: 508-620-8845

johnh@ithaffey.com

Mayor

From: jmillian@city.waltham.ma.us
Sent: Wednesday, April 19, 2023 3:48 PM
To: Mayor
Subject: FW: Warren St Barn

Jon Millian
Director of Maintenance/
Clerk of the Works
781-314-3278

From: Millian, Jon
Sent: Thursday, April 6, 2023 3:00 PM
To: Mayor <mayor@city.waltham.ma.us>
Subject: FW: Warren St Barn

This is the proposal for the barn,
Please read the bottom if the rear section can't get removed.

Sincerely,

Jon Millian
Director of Maintenance/
Clerk of the Works
781-314-3278

CAUTION: This message originated outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders

Jon Millian
Director of Facilities
City of Waltham
610 Main St.
Waltham, Ma.

Arrigo Farm Barn;

We propose to provide all material, labor, equipment, staging, tools, disposal of Debris, shoring and Proper Equipment to Rebuild the Exterior of the Barn matching the original finish as closely as possible.

The interior of the barn will need some structural repairs but our Proposal is for the exterior. Once we review with Jon M, John Haffey, and Wender and come up with a plan on how far to go with the interior we will price that out then

- * We will apply for, and obtain a Building Permit from The City of Waltham Building Dept.

- * We will supply dumpsters for all debris from the Construction

- * We will install Temporary bracing on the inside of the barn to assure it will not shift while construction is ongoing

- * We will strip all exterior Building Materials off the Building including all windows and frames, all doors and frames including 3 Barn Doors, two layers of wood siding, and all roofing and dispose of debris in JTHB dumpsters

- * It is here where we will have to repair certain parts of the framing in order to stabilise the Building. We will have to discuss this with Jon M.

- * We will frame new openings in the face of the Building with KD Framing Material including new structural headers. Includes openings for 3 Garage Barn Style sliding Doors, 2 Wood Man Doors, 3 Double Hung Wood Brosco Windows, and 5 wood Awning Windows all matching the original windows as close as possible.
- * The Barn doors will have to be c
- * We will remove all damaged or rotted sheathing with new 3/4 inch Spruce Boards to match original boards both on the roof and the sidewalls
- * We will provide a sample of the Doors and Windows and when accepted we will order and install all including Hardware in the newly framed openings. We will trim the windows in the style of The Time The Barn was Built
- * We will install all newly framed Rakeboards, soffits, and Fascias with Azek PVC Trim including Vented Soffits
- Roof
- * We will install a new Roofing system on The entire Barn Roof, Includes;
 - Complete Ice and Water Shield on the entire roof Surface . The Left side is a low slope roof and if we install a EPDM Roof System on it , it dates the roof style,
 - We will install all new .032 8 inch aluminum Drip Edge on the entire perimeter of the roof
 - We will install all new counter flashing on the Chimney and any Plumbing protrusions that penetrate the roof
 - We will install New 50 Year GAF Architectural Laminated Shingles of The Clients Choice
 - We will cut the Ridge per Manufacturer's Specifications and install GAF "Cobra" Ridge Vent the entire length of the Ridge for required Ventilation
- Siding
- We will install "Tyvek" Vapor Barrier over the entire sidewalls of The Barn
- We will install all new "Class Aye" 1/2 by 6 inch Primed Cedar Clapboards with an exposure of 4 Inches to The Weather and secure wit Stainless Steel Ring Nails
- * We will caulk and seal the entire exterior of the new finishes
- * We will clean up the site on a Daily basis
- * We will remove all excess material and debris off sit when job is completed

Items we must discuss;

- * Foundation Concerns
- * Interior Framing

The total price for the entire Barn including the Cement Root Cellar \$ 160,000.00

If the left side is eliminated and torn down you can subtract \$ 42,000.00, but then have to add

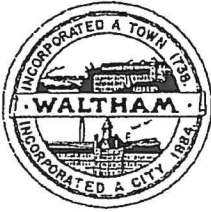
\$ 19,000.00 to demo it and rebuild the connecting wall to the Main Barn. My call would be to renovate the Left Barn for it has 2 Barn Doors and is a high focal point

J.T. Haffey

Off: 508-620-9168

Fax: 508-620-8845

johnh@jthaffey.com



Waltham Historical Commission

610 Main Street
Waltham, MA 02452

April 11, 2023

To: Jon Millian
Waltham Building Maintenance
25 Lexington Street
Waltham, MA

CC Mayor Jeannette A. McCarthy

Re: 342-344 Warren Street, Waltham, MA

Dear Mr. Millian,

On **April 10, 2023**, the Waltham Historical Commission held a public hearing to determine whether or not the **small shed** at the eastern end of the house and the **rear portion** of the barn on the property located at **342-344 Warren Street, Waltham, Massachusetts**, are to be preferably preserved under the Delayed Demolition Ordinance (Chapter 23 of the General Ordinances of the City of Waltham), which prevents the demolition of historic structures for twelve (12) months.

Following said public hearing, the Commission concluded that the **small shed** at the eastern end of the house and the **rear portion** of the barn on the property located at **342-344 Warren Street** are **NOT** preferably preserved in accordance with the Delayed Demolition Ordinance. **The rest of the structures on the property were not considered in this determination, and are not included in this decision.**

Please note that this determination means that the demolition permit or building permit for new construction or alterations for the small shed at the eastern end of the house and the rear portion of the barn may be issued by the Waltham Building Department at its discretion.

Regards,

Morton S. Isaacson, Chair
Waltham Historical Commission
whc@city.waltham.ma.us

