

City of Waltham
Community Preservation Committee
Waltham Community Preservation Funding Application Form CPA -1

Name of Applicant ⁽¹⁾ Christ Church Waltham

Name of Co-Applicant, if applicable ⁽¹⁾ N/A

Contact Name The Rev. Sara Irwin

Mailing Address 750 Main Street, Waltham MA 02451

Daytime Phone (i.e. of Proposal Applicant) 781-891-6012

Address of Proposal (or Assessor's Parcel ID) 750 Main Street, Waltham MA 02451

CPA Category (circle all that apply): Open space Historic preservation
Community Housing Open Space Recreation

CPA Funding Requested \$ 175,000

Total Cost of Proposed Project \$ 272,455

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: ⁽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. As an example, a project in a City park would require that the Recreation Board accept the project.

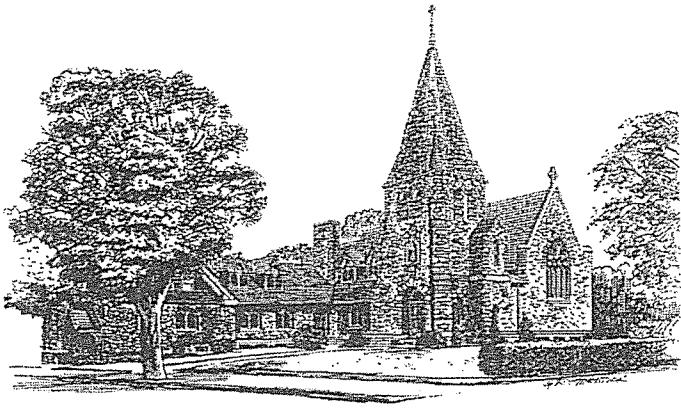
Hazardous Materials: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

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.

Superscripted 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.



Christ Church

E P I S C O P A L

750 Main Street
Waltham, Massachusetts, 02451
781-891-6012
www.christchurchwaltham.org

THE REV. SARA H. IRWIN
RECTOR

September 15 2010

Community Preservation Committee
Attn: Justin Barrett, Chairperson
Waltham, MA 02453

Dear Mr Barrett,

Christ Church Waltham would like to request \$175,000 in CPA funds under the Historical Preservation Category. Christ Church built the current building on Main Street in 1897 and has been a beautiful part of the Waltham community for these last 113 years. As we grow as a congregation, Christ Church has begun long term planning for the building to ensure that it will be a Waltham landmark through the 21st century.

The execution of this historic preservation project is planned in three phases. If CPA funds are approved, we plan to start the project within one quarter of approval, weather permitting, and complete the CPA portion of the renovation within one year. Concurrently, Christ Church is in the planning phase of a Capital Campaign which will begin in 2011. The goal of the Capital Campaign will be to complete other needed repairs and renovations not covered under the proposed request for CPA funds.

The first phase of the project will include roof repairs and stabilization of the steeple. Completion of this portion of the project will protect the interior structure and restore the steeple portion of the church back. This portion of the project includes repointing the brick and stonework on the steeple. The stonework is an important architectural and historical element of the building as the fieldstones come from the Paine Estate in Waltham. Mr. Paine was also instrumental in the building of Christ Church and oversaw many of the details of its construction.

Upon completion of the external work in phase one, Christ Church would renovate the interior of the building. Phase two consists of cleaning and maintenance of our stained glass windows. Many of these windows have historic value, including the West Window which includes images describing Waltham's industrial history. Phase two also would consist of repairing areas that

Christ Church Waltham is a welcoming Episcopal community brought together in
our common worship of God and united in our desire to seek and serve
Christ in all persons, loving our neighbors as ourselves.

have been damaged by heavy rain. This includes the narthex (church entrance) and the stage in Lower Fales Hall.

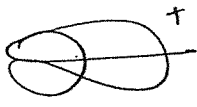
Phase three of the project will be to continue to improve the energy efficiency of the building. Christ Church has already changed all light bulbs in the church and installed newer and more efficient furnaces. Christ Church is currently having an energy audit to see where further improvements can be made. This would include the addition of newer insulation and updating some of the windows in the building. In the spirit of sustainability, we will also increase the amount of electricity our church gets from wind power through NStar, further reducing the building's carbon footprint into the 21st century. A complete breakdown of the project budget, including further breakdown between CPA funds and the Capital Campaign funds are attached.

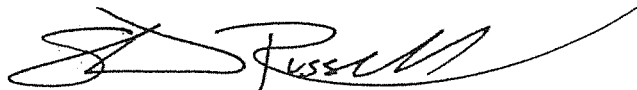
Success of the project will be determined by completing multiple objectives. The primary success factor is the historic restoration of the Christ Church building. The secondary success factor will be to complete the project in a timely manner and within budget. Finally, Christ Church plans to ensure the maintenance of the building through annual roof inspections and rotating cleaning of the stained glass windows. We also plan to continue updating the building as technology develops to maintain its energy efficiency.

Christ Church has been a part of the Waltham community for 161 years and a part of Main Street for 113 years. With the successful completion of this project, we will be well positioned to be an important historical building in Waltham through the 21st century and beyond. Christ Church will be able to better serve our congregation and the other congregations who also worship here. Renovation of the building will allow us to continue our ministry to the community, including providing food to the seniors in our community and diapers to needy families. A stabilized building will allow us to continue to help Waltham groups, such as WATCH and Breaking Barriers, with their outreach programs.

Thank you for your consideration of our request for CPA funds.

Best regards,

Sara 

 Russell

The Reverend Sara Irwin and Dr. Shawn Russell
Rector and Treasurer, Christ Church Waltham

Christ Church Waltham

Responses to Waltham Community Preservation Funding Application Form CPA-1

Goal: What is the goal of the proposed project?

The goal of this project is to preserve a unique architectural landmark on Waltham's Main Street, Christ Church. Christ Church was designed by the firm of Peabody and Stearns and was commissioned by some of Waltham's most prominent families. Built in 1897-1898 using local materials and adorned with local themes, Christ Church is a significant part of Waltham's architectural and cultural history.

The community of Christ Church has been a part of Waltham since 1849, when a small Episcopal church was built on Central Street to meet the spiritual needs of Waltham's growing population. By the 1890s, parish membership had grown beyond what the building on Central Street would allow, and the current church was commissioned in 1896. The chairman of the building committee was Robert Treat Paine, one of Waltham's most famous philanthropists, who funded a significant portion of the church's construction from his own fortune.

Christ Church's exterior is made of local Waltham fieldstone, smoothed by ancient glaciers and quarried on site from the Robert Treat Paine Estate. These glacial stones are the same local variety that Paine used to build Stonehurst, his iconic Waltham summer home designed by his friend and Harvard classmate, Henry Hobson Richardson. Paine also had a hand in the church's interior design. The stained glass window above the altar was donated by Paine in memory of his wife, Lydia Lyman Paine, who died during the church's construction in 1897. Lydia's likeness appears in the left panel of the window, clad in red and kneeling before the central figure of Christ.

In addition to the Paine altar window, Christ Church features other noteworthy stained glass windows. The building's west wall houses a large window by Charles Connick that honors Waltham's industrial character. The church's south wall also features a Louis Comfort Tiffany window depicting the Nativity, signed in the corner by the artist's famed New York studio.

Christ Church was added to the National Historic Register in 1989. With support from these funds and Christ Church's own capital campaign, we plan to preserve and restore the exterior and interior of the building to last through this century.

Community Need: Why is this project needed? Does it address needs identified in existing City plans?

Christ Church is a growing congregation within Waltham. We also host other religious communities from Waltham, creating a diverse worship environment. St. Peter's is a Ugandan Anglican community and we have hosted Mission Maranatha, a French-speaking Pentecostal community. Pentecostal Sinai Church, with its roots in Guatemala, also regularly uses our space. Preservation of the Christ Church building is important to all the communities who worship here. Our unique building and gardens are a vision of a different time, offering beauty and grace to our town's historic Main Street. Christ Church is regularly host to events from WATCH (the Waltham Alliance to Create Housing), the Kashmiri Overseas Organization, the Laborer's International Union Local 560 and other local groups.

Christ Church supports the community through many different outreach programs. Our leading programs are Grandma's Pantry and Diaper Depot. Grandma's Pantry has been open since the early 1990s and is an important parish ministry. The pantry is open to Waltham seniors on Fridays from 9-11am. Volunteers shop and staff the pantry and Christ Church's congregation donates non-perishable

food and money to the program. Diaper Depot provides diapers monthly to needy families with young children. Participants are referred from either WIC or other local agencies. Our volunteers purchase and package the diapers, and then distribute them on the third Saturday of each month.

Christ Church has also supported the Breaking Barriers program from the Waltham Alliance to Create Housing (WATCH). Christ Church helped spearhead a multi-congregation effort in Waltham for Project Bread, a project that provided lunches during the summer for students who receive free or reduced lunches during the school year. The congregations provided volunteer support for one of the sites. Christ Church has participated in Historic Waltham activities since 2006.

Sara Irwin, our rector, is the co-chair of the Waltham Ministerial Alliance and a board member of the Parmenter Home in Waltham. The Waltham Ministerial Alliance hosts regular community wide celebrations for Martin Luther King Day, Thanksgiving, and annual education and outreach programs to benefit our city. The Parmenter Home provides permanent housing for moderate income women over the age of 60 who do not qualify for governmental assistance. Sara is also active in the community and a shareholder and volunteer at Waltham Fields Community Farm.

In the wider Massachusetts community, Christ Church also provides backpacks and school equipment for the program Children of Incarcerated Persons. We also participated in the B-SAFE project which provides a safe place for inner city youth to continue their education.

Community Support: What is the nature and level of support for this project?

The following community members have written letters in support of this project. The support comes from many different areas. Mr. Wayne McCarthy writes to discuss the historical significance of Christ Church. Ms. Erica Schwarz discusses how Christ Church has helped with their outreach work.

Letters of support from the below community members are attached:

Wayne McCarthy, Co-president of the Waltham Historical Society
Erica Schwarz, Executive Director, Waltham Alliance to Create Housing

Timeline: What is the schedule for project implementation?

We have completed receiving estimates for the individual projects within the overall project. We expect to initiate our capital campaign at the beginning of 2011. We plan to begin renovations within one quarter of receiving approval for CPA funds.

Credentials: How will the experience of the Applicants contribute to the success of this project?

Jeffrey W Brown of AI RIBA is an architect and liaison to the Episcopal Diocese of MA. Mr. Brown is our Congregational Consultant and can ensure that the projects are completed in a safe manner in accordance with all applicable ordinances.

William Fowler is a vestry member of the congregation and a retired inspector from the fire prevention bureau. Mr. Fowler will be asked to review the project plans and confirm that each project will conform to proper safety standards.

Success Factors: How will the success of this project be measured?

The primary success factor is the historic restoration of the Christ Church building. The secondary success factor will be to complete the project on time and within budget. We also plan to increase the environmental sustainability of the church by making the structure more energy efficient and purchase wind power.

Budget: What is the total budget for this project? How will the CPA funds portion be spent?

The total budget to complete all outstanding work is \$270,955. From this we are requesting \$175,000 in CPA funds. We plan to use the CPA funds to preserve the church tower. This includes stabilizing the structure, performing any necessary masonry repairs and repointing the stone, and waterproofing the exterior. Funds would also help pay for interior tower repairs. We would also like to relead and clean the stained glass windows throughout building.

These projects focus on ensuring the architectural and historical significance of this building will remain a part of Main St in Waltham through the 21st century.

Christ Church plans on embarking on a capital campaign beginning in 2011. Funds from the capital campaign will focus more on restoring the interior portions of the church as well as improving the energy efficiency of the building. This work includes roof repairs, interior tower repairs, restoring some of the floors throughout Christ Church, repair of the Lower Fales stage, repairing interior walls damaged by the spring floods, updating the parking lot, and insulating the building.

Maintenance: If ongoing maintenance is required for your project, how will it be funded?

Christ Church will ensure that there are yearly inspections of the roof. We will also continue maintenance of the stained glass windows on a rotating basis. We will perform a yearly building audit to monitor Christ Church for preventative repairs. The maintenance funds will come from two sources: our general budget and any excess capital campaign funds.

Works Consulted

Clifford, Ann and Paine, Thomas M. *Stonehurst: The Robert Treat Paine Estate*. Waltham, MA: Robert Treat Paine Historical Trust, 2007. Print.

Paine, Sarah Cushing and Pope, Charles Henry, eds. *Paine Ancestry: The Family of Robert Treat Paine*. Boston, MA: David Clapp & Son, 1912. Print.

Petersen, Kristen A. *Waltham Rediscovered: An Ethnic History of Waltham, Massachusetts..* Portsmouth, NH: Peter E. Randall Publisher, 1988. Print.

Scully, Vincent J. Jr. *The Shingle Style and the Stick Style: Architectural Theory and Design from Richardson to the Origins of Wright*. New Haven, CT: Yale University Press, 1971. Print.