

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⁾ Waltham Historical Commission
Contact Name Mort Isaacson
Mailing Address _____

Daytime Phone (i.e. of Proposal Applicant) 781-891-3207

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) N/A

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 (\$15,000 probable reimbursement by MHC)

Total Cost of Proposed Project \$30,000

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

Samuel A. McCarty
Mayor 11/7/2015

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 ONLYApplication received on 11-8-2019Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 11-12-2019Was Project accepted for Consideration? YesIf accepted for Consideration, Project Public Hearing date 11-19-2019Following meeting Date for decision to recommend for funding N/AWas project recommended for funding to the City Council? Yes

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: The Waltham Historical Commission (WHC) intends to upgrade the 35 year old historical and architectural survey of the entire city that was based on a previous compilation in the mid 1970s. That survey was partially upgraded in FY 2011 with a grant of \$10,000 from the Massachusetts Historical Commission's (MHC) Survey and Planning Grant Program along with \$10,000 in matching funds from the Waltham Community Preservation Committee (CPC). However, major portions of the city were not covered at that time. The proposed survey will cover some of the areas of the city that were missed in the FY 2011 survey, but have seen increased demolitions of historically significant houses in recent years. The WHC is currently applying to the MHC's Survey and Planning Grant Program for \$15,000 for the new survey, and is requesting that the CPC provide matching monies of \$15,000 to leverage the state grant.

Survey Description: The Waltham Historical Commission proposes to augment its existing community-wide architectural survey by identifying and evaluating all historic buildings in certain sections of Waltham most closely associated with the development of manufacturing dating from the middle of the Federal Period (c.1820) to the end of the Early Industrial Period and into the Middle Industrial Period (approximately 1880). This period represents the peak of the first and second waves of manufacturing in Waltham. Architectural examples of this period have been previously surveyed, most recently in FY 2011, however, many important examples were not covered in the earlier surveys, and much more information is now available to researchers than previously (especially from on-line sources). The current FY 2020 proposal is for the completion of 120 intensively surveyed MHC B Forms for the most historically and architecturally significant buildings from this age bracket, primarily in three specific subareas of the city.

Buildings erected during the Early and Middle Industrial Periods can be found throughout Waltham and are in various stages of preservation. However, some of the Waltham neighborhoods with the highest concentrations of buildings from the early period are in the River/Newton Street area north of the Charles River, associated with the Boston Manufacturing Company, and The Chemistry, a neighborhood located south of the Charles River off Newton Street. In addition, many buildings from the middle period can be found in the Watch Factory area associated with Crescent and Moody Streets. Many Early and Middle Industrial Period homes are in Residence B (RB) areas, which would potentially allow, by right, up to two new dwelling units on each lot and are already becoming attractive to developers. Many homes in these neighborhoods are also suffering from lack of maintenance and most have not been intensively surveyed. Vinyl and aluminum siding are frequent sheathing choices in these neighborhoods, but their historical contributions to the city are not diminished as a result. With additional knowledge, research, and tools, we can identify previously unknown properties as well as complete updated forms on identified historic properties. By making the information available on the city's website and GIS maps, this project will also enhance our program of public education and municipal coordination.

Development pressure on historic resources in Waltham has increased substantially in the last few years. Small historic buildings on large lots have always been targets for developers, but tear-downs on smaller lots located in RB zones have become more prevalent. Early and Middle

Industrial Period homes are in many cases already built for two-family living, but they often command lower rents and sell at prices that are attractive to developers as tear-downs.

This project will continue the work that was begun in the 1970s and 1980s, and last updated by a consultant hired with Community Preservation Act funds, along with Survey and Planning matching funds, in FY 2011. The currently proposed survey will result in an additional 120 B Forms for properties in this date range and will again be funded in part by Community Preservation Act funds and in part by MHC Survey and Planning Grant funds. Properties will be evaluated for determination of National Register eligibility. They will also be assessed to determine the most appropriate level of preservation protection. The information gleaned from this work will be disseminated in a variety of ways to enhance public and civic awareness.

Copies of the new and, where necessary, updated forms will be available at the Waltham Public Library and Waltham historical organizations, and could provide a basis for future exhibits and curriculum integration. They will also be submitted to the MHC for inclusion in the Massachusetts Cultural Resource Information System (MACRIS). The accurate construction date information will be used to correct the Assessor's database, and to update the GIS maps for the City's planners and others through the City's website. Property owners of significant buildings will be contacted regarding preservation options and inclusion in the city's historic homeowners' signage program.

We would like to examine how the early industrial history of Waltham has contributed to 19th and 20th century patterns of development. Documenting Waltham's early history of factory workers, immigrant labor, and their related structures will give us an opportunity to establish these links as well as protect historic properties in the future.

Community Need: This project is needed to aid the WHC in administering the Demolition Delay Ordinance, fulfill its mission to protect the city's historical resources, identify historic areas and streetscapes, and strengthen its ability to carry out the statutory responsibilities to the commonwealth as well as the City of Waltham.

Community Support: The WHC voted unanimously on November 4, 2019 to support this survey to assess and administer Waltham's historic resources.

Time Line: Letters of intent to apply for a Survey and Planning Grant from MHC must be submitted by November 18, 2019. Grant applications to MHC must be submitted by February 10, 2020. Consultant projects should be scheduled to begin work in September 2020, following an open procurement process. Project work must be completed by June 30, 2021. Reimbursement from the MHC for 50% of eligible project costs occurs upon MHC acceptance of a final project completion report.

Credentials: The WHC has a fifty year record of protecting and preserving the historic resources in the City of Waltham. The historic survey funded in FY 2011 was successfully completed.

Success Factors: Success will be measured by fully integrating a completed survey into the computerized Assessors records of every structure in Waltham, as well as the state's on-line

database, the Massachusetts Cultural Resources Information System (MACRIS). Information gathered will be readily available to all city departments as well as the general public.

Budget: The total budget is \$30,000. The city will hire a preservation professional with experience completing computerized survey's. The preservation professional position will be publicly advertised as per specifications of the MHC. Most of the costs will be soft costs. Hard costs would be a small portion to cover reproduction and compute hardware.

Other Funding: The MHC has invited local historical commissions to apply for Survey and Planning Grant funds. Matching money of \$15,000 from MHC would complete a dollar for dollar match if the state money is awarded.