

THE GORDON CHARLES RIVER FALLS COMPANY II LIMITED PARTNERSHIP  
c/o The Boston Land Company  
465 Waverley Oaks Road  
Suite 211  
Waltham, MA 02452

May 28, 2018

Ms. Diana Young, Chairperson  
Community Preservation Committee  
Waltham City Hall  
610 Main Street  
Waltham, MA 02452

Dear Ms. Young:

It is with great pleasure that I am able to submit this WCPA-1 Application on behalf of The Gordon Charles River Falls Company II Limited Partnership.

We are respectfully asking for funding pertaining to the preservation/repair of the Chimney and restoration of the large rear windows overlooking the Charles River at the Charles River Museum of Industry & Innovation. As you are aware, the Francis Cabot Lowell Mill I & II (the "Mill") is on the National Register of Historic Places, specially designated as a National Historic Landmark. The very tall chimney to be restored is an iconic part of the Waltham skyline. The windows to be replaced will not only greatly benefit the Museum by providing more natural light and being more energy efficient but will also beautify the view along the new boardwalk/bike path that runs directly under the windows and chimney in the Charles River.

The Mill complex was built in multiple stages between 1814 and 1921. The Mill remained the home of the Boston Manufacturing Company throughout the entire period, until 1929 when it ceased operations. Wikipedia states:

"The **Boston Manufacturing Company** was a business that operated the first factory in America. It was organized in 1813 by Francis Cabot Lowell, a wealthy Boston merchant, in partnership with a group of investors known as The Boston Associates, for the manufacture of cotton textiles. It built the first integrated spinning and weaving factory in the world at Waltham, Massachusetts, using water power. They used plans for a power loom that he smuggled out of England as well as trade secrets from the earlier horse-powered Beverly Cotton Manufactory, of Beverly, Massachusetts, of 1788. This was the largest factory in the U.S., with a workforce of about 300. It was a very efficient, highly profitable mill that, with the aid of the Tariff of 1816, competed effectively with British textiles at a time when many smaller operations were being forced out of business. The Rhode Island System, famously employed by Samuel Slater, was improved upon by the Boston Associates, who called their new process the

"Waltham System". The idea was successfully copied at Lowell, Massachusetts and elsewhere in New England. Many rural towns now had their own textile mills."

After 1929, the mills were sold. In the late 1970's, the current ownership group transformed the Mill into 258 units of Housing for the Elderly and Disabled with the help of Section 8 and its historic designation. During the restoration process, there was enough remaining space in the Mill to provide a home not only to the Charles River Museum of Industry and Innovation but to the Waltham Counsel for the Aging, each having the benefit of rent at \$1 per year for 20 years.

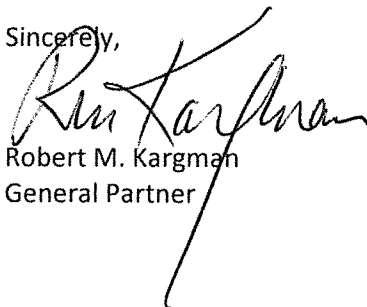
Recently, after 40 years of operation, HUD demanded the owners fund \$1,000,000 into the lender's escrow reserve for repointing the extensive brick facades on the residential portion of the buildings. The owners hired the structural engineering firm of Renee Mugnier Associates, the original project engineer, for plans and specifications to undertake that work, which should commence in the near future.

Upon further investigation of areas of the buildings not associated with the residential portion, it was discovered that the historic chimney and large windows on the back of the Museum also needed extensive preservation/restoration work. The construction of the new bike/walking path by the MA Department of Conservation & Recreation only emphasized the need that this work be done as soon as possible. The owners hired Simpson Gumpertz and Heger ("SGH") of Waltham to inspect the chimney and windows and to put together plans and specifications to correct the issues. SGH then bid out the project to three bidders. Pullman SST, Inc. had the best bid and was by far the most qualified contractor to do this specialized work.

The Mill is not only a Historic Landmark but an essential piece of Waltham's history. The restoration of the chimney and Museum windows meets the historical criteria and goals of the Community Preservation Plan.

We sincerely hope you consider our application favorably and hope to hear from you shortly. Please let us know if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Kargman", written over the printed name and title.

Robert M. Kargman  
General Partner

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



**APPLICANT INFORMATION**

Name of Applicant <sup>(1)</sup> The Gordon Charles River Falls Company II Limited Partnership

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

Contact Name Douglas Yaggy

Mailing Address 151 Tremont Street, PH  
Boston, MA 02111

Daytime Phone (i.e. of Proposal Applicant) (617) 451-5757 ext.104

**PROJECT BASICS**

Address of Project (or Assessor's Parcel ID) 174 Moody Street, Waltham, MA 02453

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 \$1,768,357 (please see the cover letter)

Total Cost of Proposed Project \$1,768,357

**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

## GOALS:

The proposed project will ensure that the iconic and historic chimney and the windows of the Museum of Industry facing the Charles River are preserved and continue to benefit the residents of Waltham and surrounding communities. The goals include:

- To preserve the chimney that is part of the historic mill that that is on the National Register of Historic Places and defines the Waltham skyline.
- To assure the safety of residents, Museum of Industry visitors and the many users of the bike/walking path recently constructed by the Massachusetts Department of Conservation & Recreation beneath the chimney.
- To beautify the bike/walking path by removing the unsightly solar panels and windows behind the solar panels and replace them with new windows.
- To improve the appearance and amount of natural light inside the Museum of Industry along with being more energy efficient.

## COMMUNITY NEED:

Francis Cabot Lowell Mills I & II provide 258 units of affordable housing to the elderly and disabled of Waltham and surrounding communities. It is also the home of the Charles River Museum of Industry & Innovation that continues to tell the story of the American Industrial Revolution and Waltham's prominent place in history. These are treasured resources of the City. The long-term preservation of this asset meets many of the Historic Criteria and Goals in the City of Waltham's Community Preservation Plan.

## COMMUNITY SUPPORT: (Exhibit A)

Waltham Historic Commission (sent directly to Community Preservation Committee)  
Charles River Museum of Industry & Innovation (letter attached)  
Downtown Waltham Partnership (letter attached)  
Waltham Chamber of Commerce (letter attached)  
Waltham Tourism (letter attached)  
Counselman Logan (letter attached)

## TIMELINE:

The project will take 22 weeks, weather permitting. Depending on the timing of the approval of CPA Funds and permits, the Project will commence late Summer/early Fall or next Spring.

## CREDENTIALS:

The Managing General Partners of the Project (Robert M. Kargman, Arthur Ullian) are the original developers of the Mill into affordable housing and the Museum of Industry. The Managing General Partners also developed 16 other affordable housing projects.

The Boston Land Company manages the Project. Boston Land has been in existence for over 40 years. Boston Land has overseen millions of dollars of rehabilitation projects including large pointing and façade projects.

The owners of the project hired Simpson Gumpertz & Heger ("SGH") to develop the plans and specifications for the project. SGH is a national engineering firm with an office at 41 Seyon Street in Waltham. SGH was also in charge of bidding out the project and will also provide construction administration services and overlook the work on the project. See Exhibit B for their resume.

Pullman SST, Inc. will be the contractor on the project. While locate in Michigan, Pullman does chimney work all over the country and the world. Please see Exhibit B for their resume.

BUDGET (this does not include the repointing work that is being done on the residential portion of the Mill. Please see the cover letter.):

Plans & Specifications	(SGH)	\$15,000	Contract attached as Exhibit C.
Bidding/Contract Administrative	(SGH)	\$95,000	Contract attached as Exhibit D.
Construction	(Pullman)	\$1,442,050	Winning Bid attached as Exhibit E.
Construction Contingency	15%	<u>\$216,307</u>	
		<u>\$1,768,357</u>	

#### OTHER FUNDING:

The owners of Francis Cabot Lowell Mill I & II have recently been required by HUD to deposit \$1,000,000 with their lender Red Mortgage Capital, LLC designated to do repointing on the residential portions of the mill buildings. The owners hired Renee Mugnier Associates, Inc., Structural Engineers, to develop plans and specifications to complete the work. Bidding of this work is in process and work is intended to start later in 2018. See plans and specifications in exhibit F.

#### MAINTENANCE:

The plans and specification were developed to repoint a majority of the mortar joints of the chimney. Based on industry standards and Simpson Gumpertz & Heger experience, the useful life of the repointed joints can be up to 25 years and beyond with routine inspections and minor work during the duration. The window warranty is at least 10 years.

#### CONSTRUCTION OR REHABILITATION:

Attached as Exhibit G are plans, specifications and bid package prepared by Simpson Gumpertz and Heger.

#### ZONING:

No changes in use is resulting from this project. The buildings are located in a Business C Zoning District. Its use as a multifamily dwelling is permitted as of right. To the extent the buildings are not in compliance with any current dimensional requirements, it is permitted as a pre-existing nonconforming structure.

#### CITY APPROVALS:

The Mill is already listed on the National Register of Historic Places as a National Historic Landmark. City approval is not necessary. The Waltham Historic Commission is in support of the project. Please see their letter of support.

#### HAZARDOUS MATERIALS:

The owner does not believe there are any hazardous materials on the chimney or windows. The Owner will have the windows tested for lead paint prior to commencement. If lead paint is discovered, it will be dealt with in accordance with the applicable laws and paid for out of the contingency. Prior to construction, Pullman will obtain necessary discharge permits through the Massachusetts Water Resource Authority. All masonry cleaning and rinse solution shall be collected and neutralized onsite. Pullman will install a temporary gutter at the base of the chimney and the south façade for water collection. The chimney will construction of lumber and lined with plastic. The gutter will be pitched toward the east and collected in a basin. Once collected, the water will be neutralized and pumped to a sanitary sewer according to directions by the MWRA permit. Water neutralization will be completed according to instructions provided by masonry cleaner manufacture (Prosoco).

#### PROFESSIONAL STANDARDS:

All work will be completed in a professional and workman like manner. All vendors will carry insurance during the term of the project. Pullman will also have a performance bond. The owners have an administrative contract with Simpson Gumpertz and Heger's to oversee the construction.