

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ Girl Scouts of Eastern Massachusetts

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

Contact Name Robin Elliott, Associate Director of Development

Mailing Address 420 Boylston Street, Suite 505
Boston, MA 02116

Daytime Phone (i.e. of Proposal Applicant) 857-453-5337

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) Camp Cedar Hill, 265 Beaver Street
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 \$379,500 (\$260,700 for Council Bowl + \$118,800 for Cedar Hill Fountain)

Total Cost of Proposed Project \$379,500

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



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143 Abbot St.
Andover, MA 01810
T 978-269-6651
F 978-809-3488

BOSTON
420 Boylston St., Ste 505
Boston, MA 02116
T 617-482-1078
F 617-482-9045

MIDDLEBORO
111 East Grove St.
Middleboro, MA 02346
T 508-923-0800
F 508-923-7676

WALTHAM
265 Beaver St.
Waltham, MA 02452
T 781-893-6113
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PROJECT DESCRIPTION

GOALS: What are the goals of the proposed project?

Girl Scouts of Eastern Massachusetts (GSEMA) proposes two segments of a restoration initiative at our Cedar Hill property located at 265 Beaver Street in Waltham. From 1854-1921 the Cedar Hill property belonged to the influential Warren family, specifically in later years daughter Cornelia Warren, and acted as a summer home and working farm. Following Cornelia Warren's death in 1921, her estate bestowed 75 acres of her Cedar Hill property to Massachusetts Girl Scouts and the property was subsequently converted to accommodate Girl Scouts. The property currently houses several GSEMA office spaces, the Girl Scout Museum at Cedar Hill, and traditional camping facilities including cabins, pools, maintained trails, etc. Two unique elements of the property have been on GSEMA's strategic priorities list for restoration and are the focus of this proposal.

One is the restoration of the Council Bowl on the property, first designed and constructed by African-American groundskeeper, teacher, and conservationist F. James Bradley in 1925. The Council Bowl is a large stone and earth amphitheater with multiple built-in and freestanding fireplaces. Measuring approximately 200ft by 70ft, the Council Bowl was used for many years as the setting for large meetings, troop ceremonies, and outdoor cooking for campers. Rings of low stone walls formed the seating, with stone steps leading down into the bowl from the surrounding field. The fireplaces were integrated within the lower rings of steps, while others were freestanding at the bottom of the amphitheater.

The Council Bowl is also significant for its role in the promotion of outdoor education throughout the history of Girl Scouting in Massachusetts as well as for the role it played in the World Association of Girl Guides and Girl Scouts. In 1925, the new Council Bowl was the site of an international meeting of the leadership of Girl Scouts and Girl Guides. This meeting, just 13 years removed from the founding of Girl Scouts, brought together many early leaders of the United States Girl Scout movement, including founder Juliette Gordon Low. Poland, China, and England, among other countries, sent delegations to the meeting.

In recent years, the Council Bowl has fallen into disrepair as a result of weather and unwanted vegetation and tree growth which has contributed to moved and obscured features. GSEMA wishes to return the Council Bowl to its original appearance so that current Girl Scouts, volunteers, families, and members of the public may once again enjoy the use of this unique landscaping feature. This restoration process will include tree and vegetation removal, replacing old unsafe stone walls and fire features with new stone, creation of ADA-compliant access path and seating, adding lighting, adding water taps (for fire safety), and general landscaping.

The second restoration focus is the Cedar Hill Fountain, a large marble water fountain inspired by the authentic Italian fountains enjoyed by the Warren family in their travels abroad. Little record remains of the specific origins of the fountain, but it is one of the last remaining remnants of the original mansion grounds the Warren family built in 1854-1855. Once a striking focal point of community picnics and other events on the Warren estate, the fountain is not currently in working order yet remains at the entrance of the Cedar Hill property.

GSEMA wishes to restore the Cedar Hill Fountain to working order so it may serve as a welcoming feature of the property and reminder of the property's rich history. This restoration process will include repairing or rebuilding the fountain structure itself, repairing the water pumping system, adding electricity for up-lighting, and general landscaping.

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

Both the restored Council Bowl and Cedar Hill Fountain will reflect well on the surrounding Waltham community as well-maintained, functional, and aesthetically-pleasing unique aspects of a historic Waltham property. The Cedar Hill property is available for rental throughout the year to Girl Scout troops and other groups for camping and special events, and also hosts 900 girls each summer at Camp Cedar Hill day camp. Both segments of this initiative will restore exceptional elements of a historic Waltham property for the enjoyment and use by Girl Scouts from across GSEMA's council footprint (we currently serve 32,000 girl members and 15,000 adult volunteers across 178 communities) as well as members of the public.

If properly restored, the Council Bowl will be put to immediate and frequent use as an outdoor meeting, event, and activity space, and the Cedar Hill Fountain can once again be a proud focal point of events and welcoming feature of the property. The Cedar Hill Fountain is also clearly visible from Beaver Street and its restoration will increase the "curb appeal" of the property.

TIMELINE: What is the schedule for project implantation? Include a timeline for all critical items for their completion.

While there is no specific deadline for the project, GSEMA intends to complete the project as soon as possible with accommodations around girl programming and winter weather as necessary. The Council Bowl, for example, is located centrally on the property used for girl programming during summer camp season and GSEMA would not wish to disrupt regular camp programming with the restoration project. The Cedar Hill Fountain is not located in an area currently used for girl programming. Some aspects of both restorations, including landscaping and creating water access, may be weather-dependent and require a pause during the coldest months of the year.

CREDENTIALS: How will the experiences of the Applicant(s) contribute to the success of this project?

Thanks to the extensive collection of our Girl Scout Museum at Cedar Hill, GSEMA is fortunate to have many photos of both the Council Bowl and Cedar Hill Fountain in their prime. The images will help GSEMA ensure restoration efforts return the elements to working order as accurately as possible to their original states.

GSEMA's Operations and Facilities teams are also experienced in working with qualified and knowledgeable vendors to complete projects on GSEMA properties, including the Cedar Hill property. GSEMA's Facilities Management Director has met with Folan Waterproofing & Construction Company and Vanaria Landscaping to begin estimations on these restorations.

SUCCESS FACTORS: How will the success of this project be measured? Be specific.

GSEMA will consider the project a success when the Council Bowl and Cedar Hill Fountain are restored to proper working order and can be fully enjoyed by visitors.

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.

The following estimates are based on initial consultation with Folan Waterproofing & Construction Company and Vanaria Landscaping. Final costs will be based on more detailed plans.

Council Bowl Restoration Estimated Budget	
Categories	Expenses
Plans and permits	\$ 20,000.00
Removal of trees and vegetation	\$ 10,000.00
Excavation and removal of old stone	\$ 30,000.00
New stone for new walls	\$ 10,000.00
Creation of new walls	\$ 50,000.00
ADA-compliant path and access to bowl	\$ 8,000.00
100 stone benches, including shipping	\$ 35,000.00
12 fire rings, including installation	\$ 6,000.00
1000 ft. of trenching for water access to bowl	\$ 12,000.00
Water piping	\$ 8,000.00
1000 ft. of trenching for electricity	\$ 12,000.00
Lighting for bowl	\$ 5,000.00
Electricity	\$ 8,000.00
1200 ft. of fencing	\$ 18,000.00
Landscaping	\$ 5,000.00
Sub-Total	\$ 237,000.00
10% contingency expenses	\$ 23,700.00
TOTAL	\$ 260,700.00

Cedar Hill Fountain Restoration Estimated Budget	
Categories	Expenses
Plans and permits	\$ 15,000.00
Fix or rebuild marble fountain	\$ 40,000.00
Fix water feature and pump of fountain	\$ 25,000.00
500 ft. of trenching for water and water piping	\$ 6,000.00
Water piping	\$ 4,000.00
500 ft. of trenching for electricity and wiring	\$ 6,000.00
Electricity and lighting	\$ 5,000.00
Up-lights for fountain	\$ 2,000.00
Landscaping directly surrounding fountain	\$ 5,000.00
Sub-Total	\$ 108,000.00
Plus 10% contingency expenses	\$ 10,800.00
TOTAL	\$ 118,800.00

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.
GSEMA has not solicited additional funding at this point.

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.)

GSEMA will be responsible for ongoing maintenance following the project. GSEMA's Facilities staff will work to ensure the Council Bowl and Cedar Hill Fountain remain free of invasive vegetation and other hazards. GSEMA will contract with landscaping or other vendors in the future as needed to further maintain the features following their restoration.