

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



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SEP 10 2012

APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ Gore Place Society

BY: William W. Quake

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

Contact Name Susan Robertson

Mailing Address 52 Gore Street, Waltham, MA 02453

Daytime Phone (i.e. of Proposal Applicant) 781-894-2798

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 52 Gore Street, Waltham

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 \$250,000

Total Cost of Proposed Project \$1,827,446

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

GORE PLACE APPLICATION

CITY OF WALTHAM COMMUNITY PRESERVATION ACT FUNDING

GOALS: The goals of this project are to stabilize and restore the Gore Place 1793 carriage house. Project activities will include a new roof, gutters, paint, archaeology, a new water-tight full basement with slab and piers, moving the building to the new foundation, landscaping, interior restoration, reconnection of utilities and new systems. The project has the highest priority in the conservation needs of the collection.

The carriage house is a two-story 40 x 70 foot timber-framed structure with clapboard siding and a hipped roof of wooden shingles. There is a projecting center bay with a large arched opening, flanked by symmetrical wings with smaller rectangular doorways. Carriages arriving from a trip were brought into the central bay where the horses could be unharnessed under cover and then stabled in stalls in the right wing. Carriages were stored to the left. The center bay was originally open to the roof, but the wings had low ceilings that supported second-floor lofts for hay storage and sleeping quarters, which were accessed by ladders fastened to the walls of the center bay. This essential layout has not changed over the years and it is still easy to comprehend how the building was originally used.

In the late 19th century substantial renovations added new flooring and interior woodwork, a first floor ceiling in the center bay, a staircase to reach the now enclosed attic, and new attic windows to light this space. Fortunately, except for the additional windows, the exterior remains essentially intact. In 1965, the carriage house was moved 350 feet north to facilitate the widening of Gore Street and it sits on a foundation of concrete block walls but without a basement floor. Unfortunately this current location is a low spot in the landscape and the basement space is always damp due to the dirt floor, even during dry weather. During spring flood season the basement fills with water to just below the carriage house floor. Pumps must run continuously for days until the ground water recedes. Therefore the cellar is completely unusable for storage and the continuous moisture is rotting the sills and ironwork in the frame and threatens other structural timbers. The two options are to jack up the building and build a new basement with the building in place or to move the building to a newly constructed basement nearby. The second option is much less expensive and also allows the building to be placed closer to its original location, which will make the historic setting more accurate. An archaeological survey of the site must be completed before any excavation can occur. Archaeology is now underway and should be completed by November 2012. Staff and students of the UMass Boston Fiske Center are completing the archaeology with oversight by the Massachusetts Historical Commission.

The proposed project will stabilize the building and stop further deterioration from water, protect it from risk of fire and recapture its original Gore-period appearance so that it can better serve program and community needs. The overall condition of the building is generally sound in spite of the chronic moisture. This project will include repair or replacement of all deteriorated wooden elements including sill plates, roof, gutters, leaders, leader boxes, siding and trim. All painted surfaces will be repainted after deteriorated finishes are removed for proper preparation. Exterior doors and hardware will be conserved. Wood gutters will be lined with metal. Original window sash will be conserved. The wheelchair ramp will be redesigned and replaced. A new foundation will include a full concrete basement with slab and piers while the outer walls visible above ground will be sheathed in stone. The building frame will be reinforced and will be moved to the new site. The utilities will be reconnected. Perimeter footing and storm drains will be added. The old cellar will be filled.

Inside the building there will be an upgrade to the electrical and the fire detection systems and the installation of a fire suppression system to protect the building from loss. Some form of heating will also be added so that the building can be used year round. There will also be an improved interior interpretation of the 1793 building. This may involve the removal of later alterations and the addition of modern technology for program use. It will include an upgrade to the kitchen and washrooms. Finally, appropriate landscaping, and exterior lighting will be created at the new location, including improved roadways, parking and signage.

COMMUNITY NEED: Gore Place is a unique natural and historical resource for the Waltham community. Gore Place is valued by the community because it offers an inspiring place to learn, enjoy and refresh. It offers open space in a city that values that for its quality of life, it preserves part of the historic fabric that adds to a sense of place, and it creates programs and events that allow visitors to explore and experience in a safe environment.

The grounds, open free of charge year-round, are a precious green space attracting school groups and visitors. Casual recreational use is one of the most important resources that we offer the community. We encourage this with maps and signage for self-guided tours and exploratory backpacks with outdoor activities that are available for a low charge or for free through the library pass program. New mobile phone app tours of the grounds include an ASL version. Gore Place's activities offer hands-on as well as interesting leisure activities for the entire community no matter what their skills.

Our large open outdoor space is available at no charge to large community gatherings as needed. Such events have been the traveling Viet Nam War commemorative wall and high school graduations. The Gore Place farm provides organically grown plants, vegetables, lamb, pork and eggs at the on-site farm stand. Extra produce is given away to community kitchens through the Boston Area Gleaners and Food for Free. More than 2000 lbs. has been gleaned so far this year. Community families also enjoy visiting the farm to view the sheep, goats, pigs, chickens and our "protector" llama.

Gore Place is a National Historic Landmark. All the historic buildings at Gore Place provide a concrete reminder of the history of our nation and our community. The buildings are important artifacts and also house an important artifact collection of late 18th and early 19th century objects and documents that tell the story of the Gore's life in Waltham. The carriage house has objects that illustrate the story of early transportation in America and the nearby Post Road – two carriages, including Gore's phaeton, and an early sleigh. The building is a unique historic venue not found elsewhere in Waltham. Its large open interior, adjacent parking, accessible entrance and bathrooms, and garden location make it a useful space. It is used regularly April-October to support a wide variety of museum programs such as tours, classroom activities, concerts, farm dinners, family events, outdoor scavenger hunts and Halloween hay rides. Both the mansion and the carriage house are also used for public programs, particularly free or low cost space for organizations such as community meetings, the Chamber of Commerce, Rotary, the local Cultural Council, Project Literacy children's book drive, Boston Area Gleaners/Food for Free and the WCI-Work Community Independence annual art exhibition for mentally disabled clients. This is an important structure for the community. The preservation and the improved interior provided by this project will make it even more useful and important for the community.

The Gores' estate was both a pleasure ground and a farming operation, which was characteristic of early America, illustrated also by the estates of George Washington and Thomas Jefferson. Since Gore Place

joins other organizations in local efforts to improve the quality of life, a restored carriage house will enhance the neighborhood while providing a more attractive venue for programs and community use.

Gore Place generates economic activity for the community by attracting tourism. We offer a year-round schedule of programs and events that bring visitors to the museum and the community. The Sheep Shearing Festival in April, now in its 25th year, draws 9,000 visitors, many from outside the state. The Festival is listed in Martha Stewart Living Magazine as a “must see” for out-of-town visitors. Random surveys of Festival visitors indicate that 40% were from outside of Waltham and 20% traveled 50 miles or more. The holiday teas in the mansion are attended by more than 500 guests each December, many from outside Greater Boston. These teas are particularly popular for visiting grandmothers to treat their local grandchildren. Attendance at the Friday evening tours offered twice a month throughout the year is up 25% over last year. The Jane Austen tours on Mother’s Day attract visitors from as far away as New York. Many of these visitors patronize area shops and restaurants. Bus tours that come to visit the estate often have lunch provided by local caterers. Our buildings and grounds provide an attractive location for private and corporate functions that regularly draw out of town visitors. The carriage house is an important part of those functions. Gore Place plays an active role in the efforts of the Waltham Tourism Council to promote the city as a destination. The museum also collaborates with a local tearoom in cross-promotion efforts. Such collaborations contribute to the health of the local economy.

COMMUNITY SUPPORT: Gore Place has strong support from the Waltham community. Gore Place fosters civic engagement by looking for ways to involve the museum in community life. Maintaining the land as a community resource, participating with other community organizations in philanthropic efforts, keeping the admission price of our programs free or at low cost, and being aware of community concerns enables Gore Place to be an important part of the Waltham community. Gore Place has more than 900 active supporters who contribute financially through membership dues, through contributions to the annual fund solicitation, or through major gifts for preservation projects. More than 300 of these active donors are from Waltham. Gore Place supporters invite their friends to events and tours and give memberships as gifts. Many give volunteer time. They serve on the Board and on museum committees and assist the staff at events, programs and the farm. Local businesses sponsor events and give in-kind contributions. A local credit union provides their members with one-year memberships at Gore Place.

The Gore Place Bicentennial Fundraising Campaign from 2006-10 raised \$1.7 million including a \$300,000 grant from the City of Waltham Community Preservation Act (CPA) Fund for restoration and preservation work on the 1806 Gore mansion, much of it coming from local donors. This project preserved the exterior of the building, upgraded the electrical and heating systems and installed a new whole house fire detection and suppression system. The committee that advanced this effort was composed of trustees and non-trustees from Waltham and across Boston. Among their number are several prominent local business people or their spouses, who have strong connections in the community. Their support was in recognition of the importance of the preservation of historic structures in the city and for the many ways that Gore Place contributes to the quality of life in Waltham.

This project, to stabilize and restore the Gore Place 1793 carriage house, has already received letters of support from Jeannette A. McCarthy, Mayor of the City of Waltham; Angelina L. Emberley, Chairperson of the Waltham Historical Commission; Paul Holtz, Historical Architect & Co-Director of the Grants Division of the Massachusetts Historical Commission; and, John W. Cox, History Department of Waltham High School. These letters underscore the importance of this historic restoration project.

TIMELINE: This project is to be completed in phases. Phasing allows for funding to be in place before any work is begun and also for the continued seasonal program use of the building. The phases are as follows:

Phase 1 – archaeology: May – November 2012

Phase 2 – roof, gutters, doors, windows, trim repair: October 2012 – December 2012

Phase 3 – new foundation, relocation, exterior painting, utilities: March – June 2013

Phase 4 – interior work: October 2013 – March 2014

Phase 5 – landscape, parking: March – May 2014

CREDENTIALS: Gore Place is accredited by the American Alliance of Museums, a national museum accrediting association. The Board and the staff have experience in managing capital projects as shown by the recent work completed on the mansion. The architect-in-charge of the project is Jeff Baker, a registered architect and a partner of Mesick Cohen Wilson Baker Architects of Albany, NY. He and his firm have extensive professional experience with the study and restoration of early 19th century buildings including Monticello, James Madison's Montpelier and Thomas Jefferson's Poplar Forest. He was contracted by Gore Place in 2003 to create the Master Plan for the Mansion which directed the preservation work on the building including the exterior masonry, gutters, roof chimneys, electrical and heating systems upgrade and the installation of the fire safety system. Jeff has also conducted several studies at Gore Place to better understand the use of the mansion in the Gore era and has uncovered significant information about the previously unknown household conveniences such as the Gore's central heating and their hot water shower.

The success of this project will first be measured by the completion of each of the phases: the stabilization of the exterior of the building and stopping the deterioration from weather related issues but particularly ground water moisture, the ease for the staff of being able to better manage the building, the more accurate historic interpretation after the move of the building closer to its original setting and finally, the improved usage of the building for program and community activities.

BUDGET: The budget for the carriage house project was developed in consultation with the architect – in –charge, Jeff Baker of Mesick Cohen Wilson Baker Architects. In putting together the budget, Mr. Baker worked with contractors to determine approximate costs. The budget for the restoration work utilizes appropriate treatments and supports the goals of the project.

If awarded, the \$250,000 Waltham CPA grant would be used for phase 2, to move the carriage house to its new location, install perimeter footing and drains, reconnect the utilities and paint the exterior.

Gore Place Carriage House Project Estimated Budget

| Activity | Cost | Source of Funds | Estimates |
|----------|--------|-----------------|------------|
| Roof | 72,000 | Gore Place | contractor |

| | | | |
|-----------------------------|-----------|------------|---------------------|
| | | | estimate |
| Gutters | 44,000 | Gore Place | architect estimate |
| Doors, windows | 54,000 | Gore Place | architect estimate |
| Trim repair | 20,000 | Gore Place | architect estimate |
| Scaffolding | 18,000 | Gore Place | architect estimate |
| Excavation/filling | 45,000 | CPA | architect estimate |
| New foundation | 65,000 | CPA | architect estimate |
| Perimeter footing/drains | 30,000 | CPA | architect estimate |
| Relocation of building | 40,000 | CPA | contractor estimate |
| Exterior Painting | 28,000 | CPA | contractor estimate |
| Reconnection of utilities | 25,000 | CPA | architect estimate |
| A/E fees | 17,000 | CPA | |
| Landscaping, parking, etc. | 550,000 | Gore Place | architect estimate |
| Archaeology | 61,644 | Gore Place | contractor bid |
| Interior restoration | 150,000 | Gore Place | architect estimate |
| HVAC | 150,000 | Gore Place | architect estimate |
| Fire detection, suppression | 150,000 | Gore Place | architect estimate |
| Bathroom renovations | 30,000 | Gore Place | architect estimate |
| Contingency (15%) | 159,202 | Gore Place | architect estimate |
| A/E fees | 108,000 | Gore Place | architect estimate |
| Permits | 10,600 | Gore Place | architect estimate |
| TOTAL | 1,827,446 | | |

OTHER FUNDING: In July 2012, this project received a Cultural Facilities Fund Capital Grant of \$250,000 from the Massachusetts Cultural Council. It has also received, to date, \$213,000 in individual contributions. Gore Place plans to conduct a major gifts campaign, as it did for the restoration of the

mansion, with a goal of \$800,000 for this campaign. Gore Place will also apply for additional grants from local foundations with a goal of \$250,000.

MAINTENANCE: All of our three historic buildings require ongoing maintenance. Gore Place has a Capital Maintenance Fund that is funded from the operating fund and from a draw from the endowment. That currently provides \$55,000/year to cover annual capital maintenance costs. Fortunately the 1806 mansion and the 1835 farm cottage are in excellent condition and their regular maintenance needs can be accomplished within this Maintenance Fund budget. For a project as large as the stabilization and restoration of the carriage house, however, Gore Place must seek additional revenues because the costs of the project are beyond the museum's financial resources. When the carriage house project is completed, Gore Place will designate a portion of the income generated by the building's use for annual maintenance.

ADDITIONAL INFORMATION

DOCUMENTATION OF OWNERSHIP – A copy of the deed is included with this application. A National Historic Landmark designation letter is included with this application.

CONSTRUCTION OR REHABILITATION – Floor plans are included with this application.

ZONING – N/A

CITY APPROVALS – Letters of support are included with this application.

HAZARDOUS MATERIALS – The architect has found no evidence of hazardous materials.

PROFESSIONAL STANDARDS – The Massachusetts Historical Commission has permanent oversight on all restoration activities conducted at Gore Place. This oversight assures that the work is done under the standards set by the Secretary of the Interior for historic properties.

LEVERAGED ADDITIONAL BENEFITS – The improvements to this building will not only preserve the building but also provide another improved meeting space in the city. Upgrades to the systems will allow the building to be used year-round. We anticipate increased interest in using the building for meetings and events and we will continue to make it available at low or no cost to community groups.