

**City of Waltham Massachusetts  
Community Preservation Act  
Community Housing  
Funding Application WCPA-2**



**SECTION I APPLICANT/DEVELOPER INFORMATION**

Contact Person/Primary Applicant <sup>(1)</sup> Jonas Willis Parmenter Home, Inc.

Organization, if applicable same as above

Co-Applicant, if applicable <sup>(1)</sup> n/a

Owner of project (if not developer/sponsor) <sup>(2)</sup> \_\_\_\_\_

Mailing Address 550 Moody St, Waltham, MA 02453

Daytime Phone (Contact Person/Primary Applicant) Stephany Bannister, Treasurer 781-894-0000

Email address stephany@hjmrlaw.com

Fax number 781-893-8357

Developer (if different than applicant) \_\_\_\_\_

Developer mailing address \_\_\_\_\_

Developer daytime phone \_\_\_\_\_

Developer email address \_\_\_\_\_

Developer fax number \_\_\_\_\_

**SECTION II PROJECT INFORMATION**

Project Name Jonas Willis Parmenter Home

Address of Project 542 Main Street

Assessor's Parcel ID R060 021 0013

(see <http://waltham.patriotproperties.com/default.asp> to look up parcel ID by address)

Type of CPA-funded project (check all that apply):

☐ Creation

☒ Preservation

☐ Support

☐ Acquisition

☐ Rehabilitation and Restoration

Brief project description To replace windows at Jonas Willis Parmenter Home located at 542 Main Street.  
To reduce the energy costs and improve energy efficiency. We are seeking funding for replacement of the windows

**PROJECT FUNDING**

City Funding Sources	\$	Purpose
CDBG/Housing Development		
Community Preservation Fund	\$336,000	
Other Waltham City funds		
<b>Total amount of City funding requested</b>	<b>\$336,000</b>	
<b>Estimated total Development Costs</b>		

**TYPE OF HOUSING** (check all that apply and provide Number of units)

Housing Target Class	Housing Target	Number of Units
Homeownership	<input type="checkbox"/> Single Family	
	<input type="checkbox"/> Condominium	
	<input type="checkbox"/> Cooperative	
	<input type="checkbox"/> Other _____	
Rental	<input checked="" type="checkbox"/> Individual/Family	23
	<input type="checkbox"/> Group home/congregate	
	<input type="checkbox"/> Other _____	
Targeted Population	<input type="checkbox"/> Individual/Family	
	<input type="checkbox"/> Special needs/Identify needs	
	<input checked="" type="checkbox"/> Elderly	
	<input type="checkbox"/> Homeless	
	<input type="checkbox"/> At risk of homelessness	
	<input type="checkbox"/> Other _____	

**UNITS OF HOUSING**

Unit style	Total # units	# units <= 30% AMI	# units <= 50% AMI	# units <= 80% AMI	# units <= 80-100% AMI	Market Rent(s)	Market Sale Price(s)
SRO							
1 BR	23	We don't ask	for financial	information from	Tenant but all	rents are well	below market rent
2 BR							
3 BR							
4 BR							
Other							

Key: &lt;= is "less than or equal"

**SECTION III SITE INFORMATION**Lot size (ft2) 1.359 acresZoning district(s) Residence BWard 5-2

Do you have site control (e.g. Purchase and Sales Agreement, option to purchase, deed? Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.)



Yes



No

**ZONING:** If applicable, explain what zoning relief is required (e.g. a zoning variance, special permit) and why.  
n/a**ENVIRONMENTAL:** Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan.noneHow old is the existing building (or buildings), if applicable? 1964

Are there (or will there be) children under the age of seven living on the premises?



Yes



No

**DISLOCATION:** Will the project temporarily or permanently displace or require relocation of existing tenants?

If yes, please describe any outreach efforts and/or notifications to residents to date.

No

**HISTORIC:** Is the property listed in the National Register of Historic Places, located in a local historic district, National Register Historic District or eligible for listing in the National Register?

☐ Yes; identify district(s): \_\_\_\_\_

☒ No

## SECTION IV PROJECT SCHEDULE (AFTER APPROPRIATION OF CPA FUNDS)

Milestone	Date
Inform Ward Councillors and immediate abutters of proposed plans	
Pre-development (design, zoning, permitting)	
Acquisition	
Rehabilitation/construction	
Marketing/outreach	
Expected date of project completion	
Full Occupancy	
Other significant milestone to implementation_____	
Other significant milestone to implementation_____	
Other significant milestone to implementation_____	

## SECTION V FINANCING AND OPERATING BUDGET

**PROJECT BUDGET:** Submit proforma development and operating budgets. Include all anticipated sources and uses of financing for the project. The operating budget must detail operating income and expenses. Detail the hard and soft costs. Identify contingencies. Applicants may use their own format or any of those used by Massachusetts affordable housing lenders and agencies. Refer to the attached Developer's Checklist which lists all the information required for submission.

**CAPITAL NEEDS ASSESMENT:** Community Preservation Funds may not be used for housing-related maintenance costs. All applicants seeking Community Preservation Funds for community housing must submit a capital needs assessment with their application, unless the project is new construction or substantial rehabilitation.

**CITY OF WALTHAM ASSESSORS PROPERTY APPRAISAL AND DATA:** Applicants must provide an "as is" appraisal of the project building(s) that provides satisfactory evidence that the purchase price of the project building(s) does not exceed fair market value. In addition, all applicants for housing funds must summarize data from the Waltham Assessors Department identifying the assessed value of the project building(s) and comparable properties in the neighborhood and/or City.

**PROOF OF FINANCIAL COMMITMENT (INCLUDING COMMITMENTS FOR HOUSING**

**SUBSIDIES):** If the Applicant does not have financing, describe what sources of financing are planned and the time frame that funds are expected to be available, with conditions, deadlines, limitations, and any and all restrictions related to the commitment of non-City sources of funding. If receiving housing subsidies, submit commitment letters or explain when the applicant will seek housing subsidies and from what source(s).

**SECTION VI 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 in existing City plans?

**COMMUNITY SUPPORT:** What is the nature and level of support for this project? Include letters of support and any petitions. Is a neighborhood outreach program planned?

**CREDENTIALS:** In Section IV, some critical steps to completion and success of the project were estimated. 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.

**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.

**OTHER CITY AGENCIES:** If actions for acceptance or approval are required from other City Departments, Boards, Commissions, Committees or others, include the reference (s) or proof of the status of their actions. If plans or documents are available from those agencies, provide a reference copy or public location for CPA review.

**COMBINATION COMMUNITY HOUSING/COMMUNITY PRESERVATION PROJECTS:**

If seeking Community Preservation Funds for a project combining community housing with any other Community Preservation categories (historic, open space, recreation), also submit a complete **Historic, Open Space and Recreation Funding Application WCPA-1**. Items which are common to both Forms can be filled by reference to "WCPA-1".

**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 Primary 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 non-City Applicant, if applicable, will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

I verify that all information stated in this application is true and accurate.

Applicant signature	Date
<i>Stephany Damico, Treasurer</i>	<i>12/26/2023</i>



**FOR COMMUNITY PRESERVATION COMMITTEE USE ONLY**Application received on 1-2-2024Application received by Julie Toole

Date Project presented to CPC for Submission Acceptance Process \_\_\_\_\_

Was Project accepted for Consideration? \_\_\_\_\_

If accepted for Consideration, Project Public Hearing date \_\_\_\_\_

Following meeting Date for decision to recommend for funding \_\_\_\_\_

Was project recommended for funding to the City Council? \_\_\_\_\_

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.

**DEVELOPER CHECKLIST**

☐ Submit the information required for **Community Housing Application WCPA-2** and if necessary **Historic, Open Space and Recreation Funding Application WCPA-1**. Applications for CPA funding should be submitted to:

Community Preservation Committee (CPC)  
C/O Community Preservation Act Program Manager  
Waltham City Hall  
610 Main St.  
Waltham MA 02452

Or in person, with an appointment, to the Community Preservation Act Program Manager at 11 Carter St..  
Telephone: 781-314-3117

**REQUIRED FOR ALL HOUSING PROJECTS:**

- ☒ Completed WCPA-2 funding requires: ten (10) bound copies, one (1) unbound copy for reproductions, and one electronic copy (CD or thumb drive not in Read-Only status).
- ☒ Development pro forma and operating budgets
- ☒ Preliminary site plan locating existing buildings and parking.
- ☐ Letters of community support, if available.
- ☐ Site approval (eligibility) letter if project requires City applicant or co-applicant.
- ☐ Remediation plan approved by the Conservation Commission if site contains known environmental hazards.
- ☐ Appraisal of the property (required for acquisition only).
- ☐ Commitment letter for housing subsidies or explanation when applicant will seek housing subsidies and from what source(s).
- ☐ Plan to cultivate community support.
- ☐ Proof of hazard insurance (required at closing).

**REQUIRED FOR COMMUNITY HOUSING PROJECTS REQUESTING COMMUNITY PRESERVATION FUNDS:**

- ☒ Evidence of site control.
- ☐ Capital needs assessment if applicant is applying for funds to create community housing, unless the project is new construction or substantial rehabilitation.
- ☐ Description of project involving other Community Preservation categories (historic preservation, open space, recreation).



## **FUNDING TERMS**

### Community Preservation Funds:

- Deferred loans
- Deed restrictions

### Housing Development Funds:

- Deferred loans
- Deed restrictions

### Housing Rehabilitation Funds:

- Direct loans limited to funding construction.
- Grants for lead paint, asbestos, and other hazard remediation; and removal of architectural barriers for the disabled.

## **NOTES:**

For informational purposes only. Terms are subject to change without notice.

Terms acceptable to the CPC, City Mayor and City Council may vary widely and have not been determined for FY 2007-08 at this time.

JONAS WILLIS PARMENTER HOME, INC.  
WINDOW REPLACEMENT  
542 Main St, Waltham, MA

Windows

4000 Series DH All-Weld	224	\$ 93,856.00
Picture/Fixed Lite (84-130 UI)	16	\$ 12,784.00
Awning	2	\$ 1,018.00
Almond	242	\$ 16,698.00

Glass Options

SolarZone U-Factor .27 or lower	242	\$ 91,718.00
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Window Options

Tempered DH Sash (BSO) (TSO)	16	\$ 2,704.00
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Miscellaneous

Mull to Form Mult Unit	89	\$ 8,811.00
New Const. Ext. Retro Fit/Remo	242	\$108,658.00

Site Set Up, Permit, Disposal & Delivery Fees		\$ 499.00
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Total		\$336,746.00
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## Window World of Boston Offices & Showrooms

MA HIC Registration

Number:

197574

Federal ID #

82-4898432

15A Cummings Park  
Woburn, MA 01801  
(781) 932-4805

295 Old Oak Street  
Pembroke, MA 02359  
(781) 826-6281

1000 Boston Turnpike  
Shrewsbury, MA 01545  
(508) 845-6676

655 Iyanough Rd.  
Christmas Tree Promenade  
Hyannis, MA 02601  
(508) 257-7022

www.WindowWorldofBoston.com

Customer: Jonas Willis Paramenter home inc

Phone (h) \_\_\_\_\_

Install Address: 542 Main st

Phone (c) \_\_\_\_\_

City: WalthamState: MA Zip 02452E-mail Nsweeney@hjmr-law.com

WINDOW WORLD		GLASS OPTIONS	
1000 Series Single-hung All-Weld	\$299	242 SolarZone U-Factor .27 or Lower	\$379 91718
2000 Series DH All-Weld	\$309	Triple Pane	\$469
224 4000 Series DH All-Weld	\$419 93856	<b>WINDOW OPTIONS</b>	
6000 Series DH All-Weld	\$459	Full Screens	\$39
2 Lite Slider (0-83 UI)	\$619	Colonial Grids (Contoured/Flat) 109/79	\$
2 Lite Slider (84-130 UI)	\$759	Prairie Grids 89/119	\$
3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$989	Simulated Divided Lite	\$249
Picture / Fixed Lite (0-83 UI)	\$579	16 Tempered DH Sash (BSO) (TSO)	\$169 2704
16 Picture / Fixed Lite (84-130 UI)	\$799 12784	Obscure Glass (BSO) (TSO)	\$79
2 Awning	\$509 1018	Oriel Style (40/60 or 60/40)	\$79
Casement Plus \$49 (DH Sash Rail)	\$559	Foam Enhanced Frame	\$59
2 Lite Casement	\$909	<b>MISCELLANEOUS</b>	
3 Lite Casement (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1509	Custom Exterior Aluminum Cladding (Two-Bend)	
Bay Window - Soffit Mount / INS Seat	\$3809	Textured \$110 Smooth \$110	\$110
Bow Window - Soffit Mount / INS Seat	\$3909	Facing Color	
Garden Window	\$4329	Multi-Bend Cladding	\$30
Bay, Bow, Garden Oversize (+109 UI)	\$1979	Install Interior/Exterior Stops	\$79
242 Beige / Almond Almond	\$69 16698	Install Interior/Exterior Casing Starts At	\$119
Wood Grain Interior (Series 4000 / 6000 only)	\$149	Repair Sill, Jamb or replace sill nosing	\$89
(Light Oak/ Dark Oak/ Cherry / Fox Wood Rich Maple)		Full Sub-Sill (Single) replacement	\$189
Designer Color Exterior	\$299	Insulate Weight Boxes	\$25
Specialty Window	\$	89 Mull to Form Multi Unit	\$99 8811
Window Color <u>Almond</u> / <u>Almond</u>		Mullion Removal	\$50
Inside Outside		Metal Window Removal	\$89
<b>NON CUSTOM DOORS</b>		New Construction Platinum Installation	\$789
Vinyl Rolling Patio Door 5ft. or 6ft.	\$2079	242 New Const. Ext Retro Fit/Removal	\$449 108658
Vinyl Rolling Patio Door 8ft.	\$2279	Roof for Bay/Bow Windows	\$750
Add to base price for Custom Rolling Patio Door	\$1559	Removal of Existing Bay/Bow	\$299
Vinyl Rolling Patio Door 9ft.	\$2969	Bay/Bow Conversion Ext. Retro Fit	\$499
Custom Exterior Cladding	\$330	(New Siding Will Not Match)	
SolarZone	\$469	<b>PRE 1978 BUILT HOMES (RRP SAFE RENOVATION)</b>	
Grids Patio Door	\$289	MY HOME WAS BUILT IN THE YEAR _____ Initial _____	
Woodgrain Interiors	\$539	If Customer cancels after three (3) business days, Window	
Exterior Designer Colors	\$799	World shall be entitled to a cancellation fee equal to 33% percent	
Interior Casing 2'x2 3'x2	\$319	of the contract price as reimbursement for the expenses	
Handset Options	\$149	associated with a custom made order. Initial _____	
Interior Blinds (six foot only)	\$999		
Door Color <u>WHITE</u> / <u>WHITE</u>			
Inside Outside			

Customer declines exterior wrap and understands painting and/or repair may be required Initial \_\_\_\_\_

Customer declines grids on \_\_\_\_\_ windows/doors Initial \_\_\_\_\_

**DISCLAIMER:** Customer is responsible for the following in connection with this contract: Painting, Staining, Alarm System disconnect/reconnect Building Permit fees in excess of \$50.00, Homeowner and/or Condo Association Approval, Historic District Approval, City of Boston parking & sidewalk Permit fees in connection with installation. Initial \_\_\_\_\_

**NO EXTRA WORK IF NOT IN WRITING!**

Discount

:0,000.00

**Customer agrees to the terms of payment as follows:**

Extra Labor &amp; Materials \$ -20,000.00

Site Set Up, Permit, Disposal &amp; Delivery Fees \$ 499.00

Total Amount \$ 316,746.00

Ck# \_\_\_\_\_ Custom Order Deposit 33% \$ 104,526.00

Project Start Payment 33% \$ 104,526.00

Balance Due Day of Installation \$ 107,694.00

Amount Financed \$ 0.00

Window World of Boston anticipates starting this work on 8-Plus wks and being substantially completed in 28-32 days. Security Interest: Yes ☐ No ☒  
Any deposit required in advance of the start of the work SHALL NOT exceed 33 1/3% of the total contract price or the actual cost of any material or equipment of a special order or custom made nature, which must be ordered in advance of the start of the work to assure that the project will proceed on schedule. No final payment shall be demanded until the contract is completed to the satisfaction of both parties.

All home improvement contractors and subcontractors shall be registered and that any inquires about a contract or subcontractor relating to a registration should be directed to: Office of Consumer Affairs and Business Regulation, Ten Park Plaza, Suite 5170 Boston, MA 02116. Phone: (617) 973-8700

No work shall begin prior to the signing of the contract and transmittal to the owner of a copy of such contract.

Window World of Boston under provision of Chapter 142A of the general laws is required to apply for and obtain all construction-related permits. Window World of Boston shall not be deemed responsible for delays in the work described in this agreement caused by regulatory, permit granting agencies, authorities or individuals.

Notice: If the PURCHASER(S) obtains his own construction related permits for the work described under this agreement or deals with unregistered contractors, the PURCHASER(S) is hereby advised that in the event of a dispute, judgement and nonpayment, the PURCHASER(S) will not be entitled to make a claim or collection from the guaranty fund established by chapter 142A, M.G.L.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.

**THIS IS A CUSTOM ORDER NOT FOR RESALE!**

This Window World® Franchise is independently owned and operated by L & P Boston Operating, Inc. under license from Window World, Inc.

Olti Mimani  
Tel. (617) 792-5531

12/26/2023

Design Consultant: Do not sign if there are any blank spaces. Date \_\_\_\_\_

Owner: Do not sign if there are any blank spaces. Date \_\_\_\_\_

Owner: Do not sign if there are any blank spaces. Date \_\_\_\_\_



WINDOWS • DOORS • ROOFING • SIDING

## QUOTE

Patrick Canty James Faro

236 Cabot St

Beverly, Ma 01915

978-304-0495

Contractor ID: MA 174725

[PCanty@Mycoastalwindows.com](mailto:PCanty@Mycoastalwindows.com)

[JFaro@Mycoastalwindows.com](mailto:JFaro@Mycoastalwindows.com)

978-790-1113 Call/Text

Jonas Willis Parmenter Home

542 Main st.

Waltham, Ma 02452

Description	Quantity	Unit Price	Cost
Restorations DH (8x 24" x 36") UI	480	\$ 21.25	\$10,200.00
Restorations DH (26x 36"x48")UI	2184	\$ 21.25	\$46,410.00
Restorations DH (12x 24"x48")UI	864	\$ 21.25	\$18,360.00
Restorations DH (8x 24"x50")UI	592	\$ 21.25	\$12,580.00
Restorations DH (60x 33"x48")UI	4860	\$ 21.25	\$103,275.00
Restorations DH (54x 36:x48")UI	4536	\$ 21.25	\$96,390.00
Restorations DH (26x 24"x60")UI	2184	\$ 21.25	\$46,410.00
Restorations PW(15x 38"x60")UI	1274	\$ 21.25	\$27,072.00
Restorations DH(34x 24"x80")UI	3536	\$ 21.25	\$75,140.00
Restorations PW(17x 38"x80")UI	2006	\$ 21.25	\$42,627.00
Restorations PW(8x 12"x24")UI	208	\$ 21.25	\$ 4,420.00
Restorations PW(4x 32"x78")UI	440	\$ 21.25	\$ 9,350.00
Restorations PW(4x 33"x80")UI	452	\$ 21.25	\$ 9,605.00
Restorations PW(4x 36"x50")UI	344	\$ 21.25	\$ 7,310.00
Restorations PW(3x 36"x84")UI	369	\$ 21.25	\$ 7,841.00
Restorations PW(2x 38"x78")UI	232	\$ 21.25	\$ 4,930.00
Restorations PW(1x 38"x69")UI	107	\$ 21.25	\$ 2,274.00
Restorations PW(2x 39"x80")UI	238	\$ 21.25	\$ 5,185.00
Restorations PW 1 lite(4x 5"x80")UI	340	\$ 21.25	\$ 7,225.00
Obscure frosted/unit	8	\$ 115.00	\$ 920.00

<b>Description</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
Tempered Glass/UI	2961	\$ 3.25	\$ 9,623.00
		Subtotal	<b>\$547,147.00</b>
		<b>30%</b>	<b>\$164,144.00</b>
		Total	<b>\$383,003.00</b>

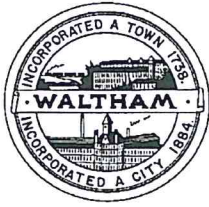
Pain points: Drafty windows, improper function of windows, a/c units do not sit correctly.

Lifetime, Non-prorated warranty

Scope of work: Replace old sliding windows with Sunrise Restorations white interior, white exterior, double pane, argon Double hung and Picture windows. Larger windows will be double hung side by side or quarter, half quarter orientation: Double hung, picture, double hung. Bathrooms will have frosted glass to maintain privacy. Tempered glass will be provided as necessary. All construction related debris will be removed and property cleaned. Price includes Mass sales tax, Permits, installation and disposal. \$3M liability insurance and full workers compensation.

DH=Double hung PW=Picture window UI=United inches





HOUSING AND COMMUNITY  
DEVELOPMENT DIRECTOR  
ROBERT J. WATERS JR.

## CITY OF WALTHAM HOUSING DEPARTMENT

25 LEXINGTON STREET, FLOOR 2A  
WALTHAM, MASSACHUSETTS 02452  
Phone: 781-314-3380  
Fax 781-314-3385

January 3, 2024

Community Preservation Committee  
M. Justin Barrett, Jr., Chairperson  
610 Main Street  
Waltham, MA 02452

RE: CPA Applications for Jonas Willis Parmenter Home, Inc.

Dear Mr. Barrett:

The Housing Office is in support of the Jonas Willis Parmenter Home, Inc. applications to the Community Preservation Committee (CPC) for funds to replace the windows at their 321 Crescent Street and 542 Main Street properties.

The replacement of these aging windows will greatly improve energy efficiency at both sites while reducing the cost of their utilities. This will benefit all the residents in those apartments. These 51 units provide affordable housing units for elderly Waltham residents.

In the past this office has administered CPC funding awards and we are very willing to assist the CPC with the administration of any funding award you may approve for the Jonas Willis Parmenter Home, Inc. Please feel free to contact me if I can be of any further assistance.

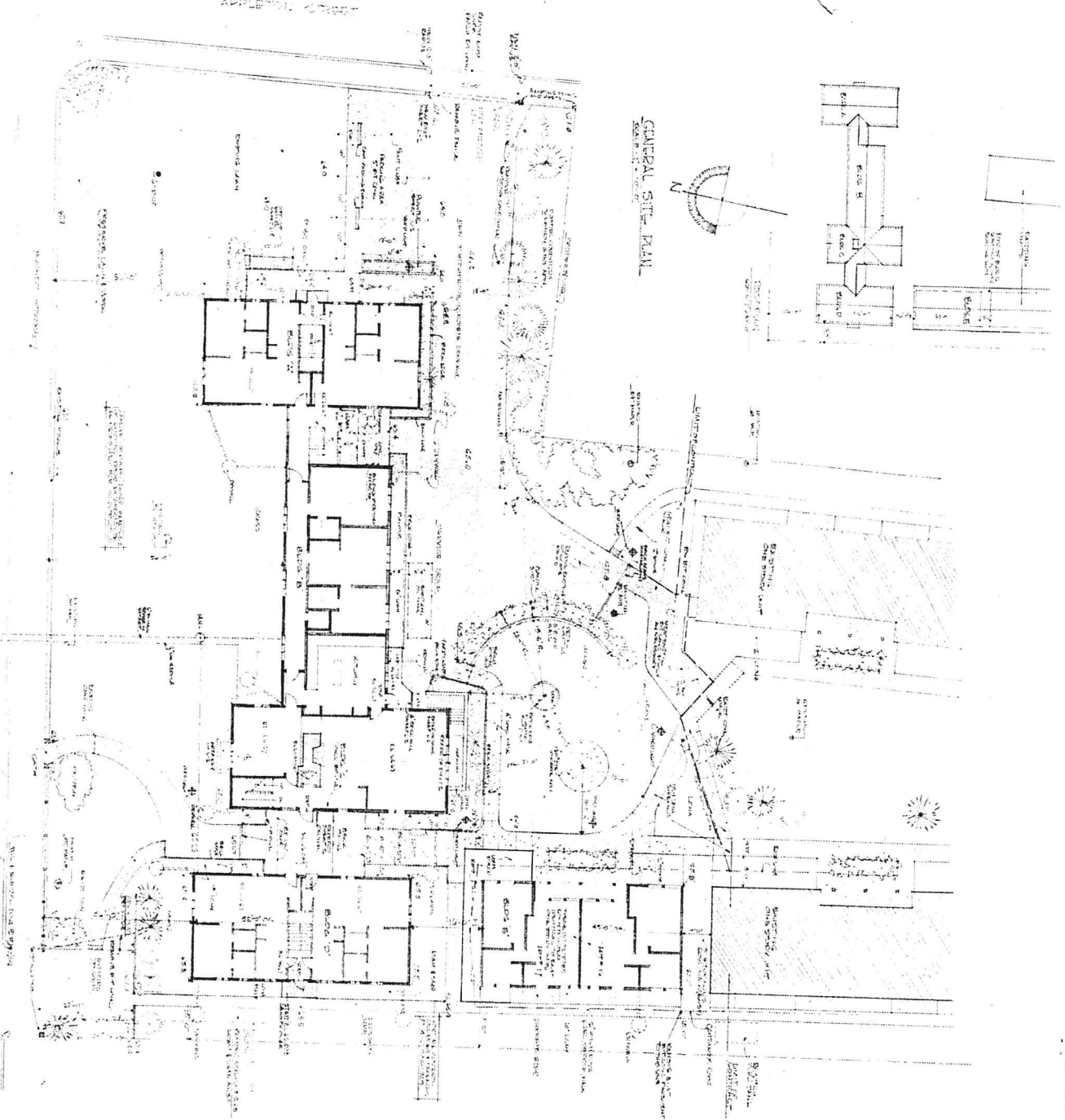
Sincerely,

Robert J. Waters, Jr.  
Housing and Community Development Director



MAIN STREET

GENERAL SITE PLAN



# JONAS WILLIS PARMENTER REST HOME INC.

APARTMENTS  
FOR ELDERLY WOMEN

MAIN STREET  
WALTHAM MASSACHUSETTS

SCHEDULE OF DRAWINGS	
NO.	DESCRIPTION
1	GENERAL SITE PLAN
2	CONCRETE
3	FOUNDATION & RETAINING WALLS
4	ROUGH FLOORING & SECTORS
5	FINISH FLOORING
6	CEILING & WALLS
7	DOOR & WINDOW
8	STAIRS
9	MECHANICAL
10	LANDSCAPING
11	WATER SUPPLY & SEWERAGE
12	HEATING
13	ELECTRICAL
14	MECHANICAL
15	MECHANICAL
16	MECHANICAL
17	MECHANICAL
18	MECHANICAL
19	MECHANICAL

FENTON G. KEYES ASSOCIATES  
ARCHITECT-ENGINEERS  
WALTHAM, MASSACHUSETTS



# Unofficial Property Record Card - Waltham, MA

## General Property Data

Parcel ID	R060 021 0013	Account Number	71585
Prior Parcel ID	--		
Property Owner	PARMENTER, JONAS WILLIS RESTHOME INC. C/O JOSEPH	Property Location	542 MAIN ST
		Property Use	CHARITY
Mailing Address	550 MOODY STREET	Most Recent Sale Date	
		Legal Reference	
City	WALTHAM	Grantor	
Mailing State	MA	Zip	02453
Parcel Zoning		Sale Price	0
		Land Area	1.359 acres

## Current Property Assessment

Card 1 Value	Building Value	1,031,800	Xtra Features 0 Value	Land Value	1,511,200	Total Value	2,543,000
Total Parcel Value	Building Value	1,888,900	Xtra Features 0 Value	Land Value	1,511,200	Total Value	3,400,100

## Building Description

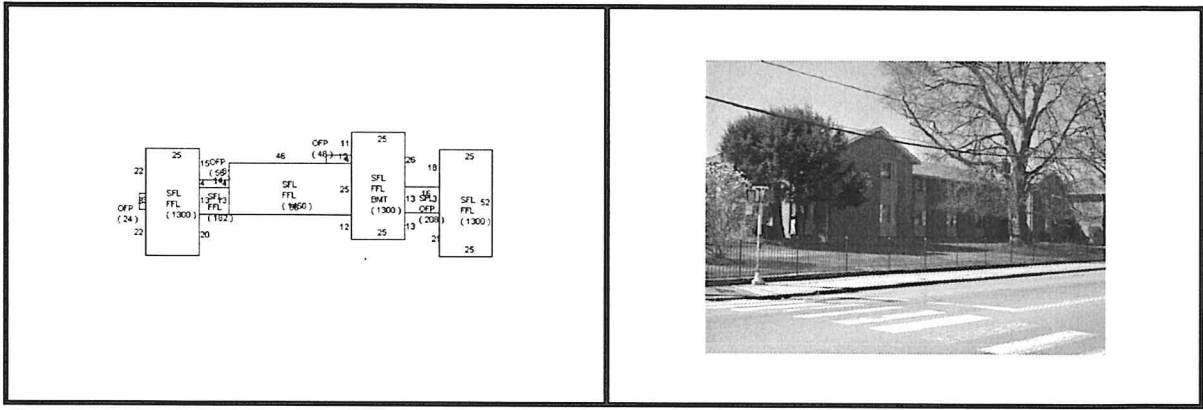
Building Style	APARTMENTS	Foundation Type	CONCRETE	Flooring Type	CARPET
# of Living Units	11	Frame Type	CONCRETE	Basement Floor	CONCRETE
Year Built	1964	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	AVERAGE	Roof Cover	ASPHALT	Heating Fuel	GAS
Building Condition	Average	Siding	BRICK VENR	Air Conditioning	0%
Finished Area (SF)	11662.00003	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	44	# of Bedrooms	19	# of Full Baths	12
# of 3/4 Baths	0	# of 1/2 Baths	1	# of Other Fixtures	0

## Legal Description

## Narrative Description of Property

This property contains 1.359 acres of land mainly classified as CHARITY with a(n) APARTMENTS style building, built about 1964 , having BRICK VENR exterior and ASPHALT roof cover, with 11 unit(s), 44 room(s), 19 bedroom(s), 12 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.