

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ James McElroy, trustee, Music Hall Realty Trust

Name of Co-Applicant, if applicable ⁽²⁾ _____

Contact Name Jim McElroy

Mailing Address 14 Elm St, Waltham Ma 02453

Daytime Phone (i.e. of Proposal Applicant) 781-389-2357

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 14-22 Elm St, 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 \$311,122

Total Cost of Proposed Project \$311,122

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

Statement of Building Owner

I'm Jim McElroy. I have owned Formalwear LTD (at 14 Elm St) for over 45 years. I am a lifelong resident of Waltham, educated my four children in the Waltham Public Schools and have served on the Waltham School Committee and as Assistant Mayor in 1985-1986. I was given the opportunity to purchase the Music Hall Building in 2005 after having been a tenant for 35 years. This historic building is a labor of love for me. I have worked hard to upgrade the building little by little. My retail tenants are all on board long term and the apartments above have charm and character that are at mid-market rates and provide stable apartment environment for the Elm St area. The CPA funds, if provided, will hopefully help to enhance the downtown City Hall, Central Square and Common Area. My aim is for the overall building façade to be a bit of a "Throwback" to what Waltham's theater and musical history used to be and perhaps contrast to all the new housing construction in the immediate Central Square area.

Description of the Music Hall Building:

The building is a three-story, Panel Brick style masonry commercial structure built in 1879 and designed by noted Boston architect, Henry W. Hartwell. The current structure is the surviving "head house" of the original building, which included a large auditorium at the rear destroyed in a fire in 1932. The head house structure contains ground floor storefronts and upper floor apartments. Alterations to the building include modern glazing and entrances in the store front bays and apartment entrance and a full-height metal cladding in the centre bay of the building which is the remaining element of an early 20th century lighted theatre marquee whose projecting signage has been removed.

The head house structure is substantially intact with its original three- over-three vertical light sash, cast-iron storefront framing and a decorative open-work balustrade at the roof. The façade consists of finely-jointed pressed brick with sandstone trim; decorative coursing creates accents in the piers, spandrels and cornice of the façade. The side and rear walls are common brick.

My goal is to hopefully make repairs and renovations that will preserve the structure and enhance its appearance as a historic structure in Downtown Waltham.

History of the Music Hall Building

In October of 1879, a corporation was formed called "The Music Hall Company" made up of concerned, well-to-do gentlemen who felt the need for a larger theatre venue than existed in Waltham. The Music Hall, built in 1880 was the most modern theatre in the Boston area. A marble staircase led up to the auditorium floor was motorized for higher or lower levels. Four crystal chandeliers illuminated the 83' by 60' hall. Until the 20th century the Music Hall offered first class musical events and was the setting for civic affairs, including the inauguration of the Mayor and aldermen in 1885 when Waltham became a city. As a lecture hall noted philosophers and raconteurs appearing were Mark Twain, Oliver Wendell Holmes, Wendall Phillips, Horrace Greeley and Henry Ward Beecher. Other cultural offerings were light opera companies, various philharmonic orchestras and dramatic performances by local amateur

organizations. The programs deteriorated in the 1890's and the theatre changed hands five or six times. Other names included, The Park Theatre, Waltham Theatre, Scenic Theatre, until it became the Waldorf Theatre in the 1920's, which was when the lighted theatre marquee was erected. The Waldorf Theatre began showing motion pictures but eventually could not compete with the air conditioned Embassy and Central Square Theatres. A fire destroyed the theatre auditorium in 1932 with the current three story head house surviving.

Goals

The goal of the proposed project is to completely rehabilitate the historic Music Hall building on Elm Street. This well-known Waltham building, by noted Boston architect Henry W. Hartwell, is substantially intact, though the iconic marquee is no longer electrified and is in need of restoration, as are the windows, masonry, balustrades and storefronts. (See elevations.)

Community Need

The hope is that this facade improvement project will help to recognize and remember the City of Waltham's place as the preeminent focal point of New England dramatic, musical and philosophical theatre history role in the late 19th and early 20th century.

Community Support

Letters of support to follow from Downtown Waltham Partnership, Waltham Historical Commission and Historical Society.

Timeline

This project will begin as soon as the funding is approved. A general contractor will work with the subcontractors. The project is expected to take 3 months.

Credentials

Jim McElroy will act as the general contractor for this project. He has secured bids himself for all work needed. He has previous experience in the building and development arena. He will also utilize the services of Bill Doyle from Doyle Engineering and Sally Zimmerman, historical preservationist at the Lyman Estate and New England Antiquities.

Budget

Expenses

Architectural Services	\$2,610
Exterior window restoration	\$122,100
Painting	\$46,500
Stained glass window restoration	\$27,885
Electrical	\$28,000
Rebuild storefronts	\$18,000
Door replacement	\$6,852

Permits	\$500
Scaffolding	\$5,000
Signage/Awnings	\$25,391
Contingency (10%)	\$28,284
<u>Total</u>	\$311,122

Income

CPA Request	\$311,122
<u>Total</u>	\$311,122

Other funding

N/A

Maintenance

The property owner will fund all maintenance.

Additional Information

N/A

Documentation

Deed attached

Construction or Rehabilitations

Elevations of existing conditions and proposed plan attached.

Zoning

For purposes of Law Department review 14-22 Elm St (on file as 15-23 Elm St) is in Zone Business C

City Approvals

The Waltham Historical Commission has already determined that this property is eligible for CPA funding as a result of its being on the National Register of Historic Places. They have not yet given approval to the final proposal.

Hazardous Materials

N/A

Professional Standards

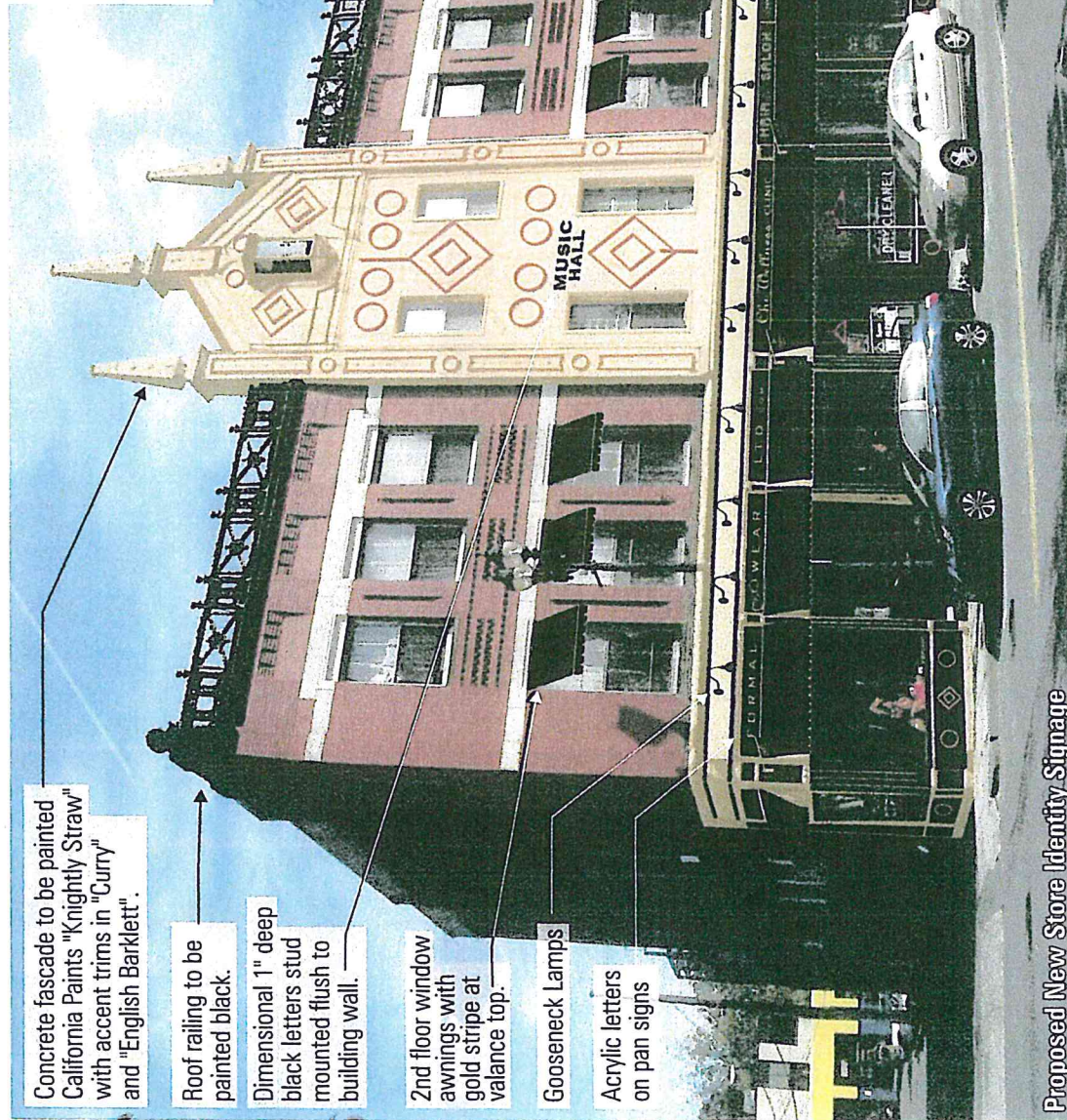
All contractors are licensed and bonded and will follow specifications given by Doyle Engineering's plans.

Leveraged Additional Benefits

In addition to the benefit of restoring a very visible property at the epicenter of the Downtown, this project will be an exciting model of how the city can utilize CPA funds to pilot the first use of a façade easement. This can be a catalyst for other public/private projects in the city.



Existing Storefronts



Concrete fascade to be painted California Paints "Knightly Straw" with accent trims in "Curry" and "English Barklett".

Roof railing to be painted black.

Dimensional 1" deep black letters stud mounted flush to building wall.

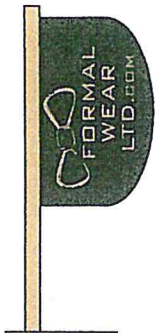
2nd floor window awnings with gold stripe at valance top.

Gooseneck Lamps

Acrylic letters on pan signs

Proposed New Store Identity Signage

Open End Shed Roof Awnings: Awning frames to be welded 1" square galvanized steel tubing. Sunbrella awning fabric: "Black", with gold trimmed scalloped, floppy valances.
Pan Signs: 1" square aluminum tube welded frame with .060" thick aluminum background face wrap painted black with raised metallic gold frame. Tenant graphics to be dimensional 1/2" thick acrylic painted metallic gold. Acrylic to be blind stud mounted to pan signs.



Double Sided
Projecting Sign

Black Window bases and
black columns.

