

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ New Light Korean Church

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

Contact Name Joshua Oh

Mailing Address 730 Main Street Waltham, MA 02451

Daytime Phone (i.e. of Proposal Applicant) 917-484-2255

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 740 Main Street Waltham, MA 02451

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 146,158.81

Total Cost of Proposed Project _____

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

completion.

CREDENTIALS: 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.

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.

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.

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*.

DOCUMENTATION: Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

CONSTRUCTION OR REHABILITATION: ⁽²⁾ For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project.

ZONING: Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance, and when an application will be made to the Zoning Board of Appeals.

CITY APPROVALS: Provide evidence that the appropriate City Boards and Commissions approve of the project (Waltham Historical Commission for Historic, Conservation Commission for Open Space, Park & Recreation Board for Recreation, and Waltham Housing Authority for Community Housing). As an example, a project in a City park would require that the Park & Recreation Board accept the project.

HAZARDOUS MATERIALS: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

PROFESSIONAL STANDARDS: Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

LEVERAGED ADDITIONAL BENEFITS: Provide information indicating how this project can be used to achieve additional community benefits.

Notes:

(1) City Property: If the proposal is located on City-owned land, either the 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 Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLYApplication received on 9-8-2020Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 9-8-2020Was Project accepted for Consideration? YesIf accepted for Consideration, Project Public Hearing date 9-15-2020

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.

Goals:

The goal of this project is the restoration of our historical church building. Our steeple is the biggest concern. Whereas the steeple is the first part of our church that people see, it is also in dire need of restoration. There are parts of the steeple that are coming loose, and we fear that parts of it will begin to fall off sooner than later. The boards of one of the outer walls of our church has also been warped due a fire in the past. We wish to replace these boards as well. Lastly, the front of our church has beautiful woodwork that has deteriorated over the years. We wish to restore that portion.

A restoration of our building will ensure the safety of the members of the church, as well as the pedestrians that walk in front of our a building on a daily basis. We want our building to be restored, as it is a beautiful building that can be seen from straight down Main Street. But we also want to prevent our building from being a safety concern to the city of Waltham. Photos have been attached to the letter to show the damage on our building.

Community Need:

Our church building was built in 1870. It is one of the highest buildings in Waltham, and also one of the most visible. Anyone driving down Main Street will be able to see the steeple peeking over the other surrounding buildings. The building itself is a beautiful Romanesque building, with a Georgian Revival interior¹.

Currently, our building is home to New Light Korean Church. We inherited this church from the previous congregation (First Congregational Church). In October of 2019, we were

¹ [https://en.wikipedia.org/wiki/First_Congregational_Church_\(Waltham,_Massachusetts\)](https://en.wikipedia.org/wiki/First_Congregational_Church_(Waltham,_Massachusetts))

officially declared the owners of this building, and received a proclamation from Mayor Jeannette A. McCarthy. New Light Korean Church also rents out space to Grace Christian Church every Sunday and a coin club every other Tuesday. These are smaller groups who benefit from the use of our building. Our building is, therefore, home to three different individual groups, two of which are religious groups who gather here for worship.

New Light Korean Church meets every Sunday, every Saturday, and various days throughout the week for religious reasons that include Bible Studies, small groups, and worship services. On Sunday we also have a time of fellowship over a meal. Often times, we have members of the homeless community come to our church on Sundays to take part in worship and also to share in fellowship with us.

This building is important to many people, and we fear that the age of the building is beginning to show. We worry for the safety of the people who frequent the building, but also for the people who walk past our church. Once a year we also hold a yard sale to raise funds for our annual missions trips to Haiti. Every year we are able to sell almost everything we put out, not to just our church members, but to the citizens of Waltham that have grown accustomed to our yard sales.

It has also come to our attention that our church has become a popular location for community members who play the extremely popular Pokemon Go mobile game. In this game, there are designated locations that are home to extra challenges and bonuses. After seeing groups of Waltham members gather around the lawn of our building, we figured out that our church was a “hot spot”. Since these community members congregate outside of our building, their safety is also at risk.

Above anything, our building is special. It was included in the “National Register of Historic Places” in 1989 and as mentioned before, it’s a beautifully visible building. We request, for the sake of safety and also, for the preservation of a such an amazing building, aid from the city to help restore our building.

Community Support:

We have attached support letters.

We have also received permission from Mayor Jeannette A. McCarthy to list her as a reference. Her phone number is (781) 314 – 3100.

Timeline:

The contracting company that we have contacted gave us an estimate of around three to four weeks to complete the job. Due to the nature of the job, it would require ample time to ensure a proper work of the building.

As of today’s date (September 8, 2020) the construction is near completion.

Budget:

The two estimates we received were around the same, with a minimal disparity in the amount. The structural integrity inspection came out to \$1,200.00. The CPA funds would be used entirely to fund the project. We request \$146,158.81. A more detailed breakdown of the project is attached to this letter.

Other Funding and Maintenance:

Our church has paid for the entirety of the project using the funds that we currently have access to, as well as money from a loan we received from the SBA. The project is completed, and we believe in good faith that the construction company has delivered on their promise to provide a reliable result. As for maintenance, we will keep in close contact with our main contracting company and seek to forge a long-lasting relationship with them to ensure the proper preservation of our church. When it comes to maintenance, our church will assume financial responsibility.

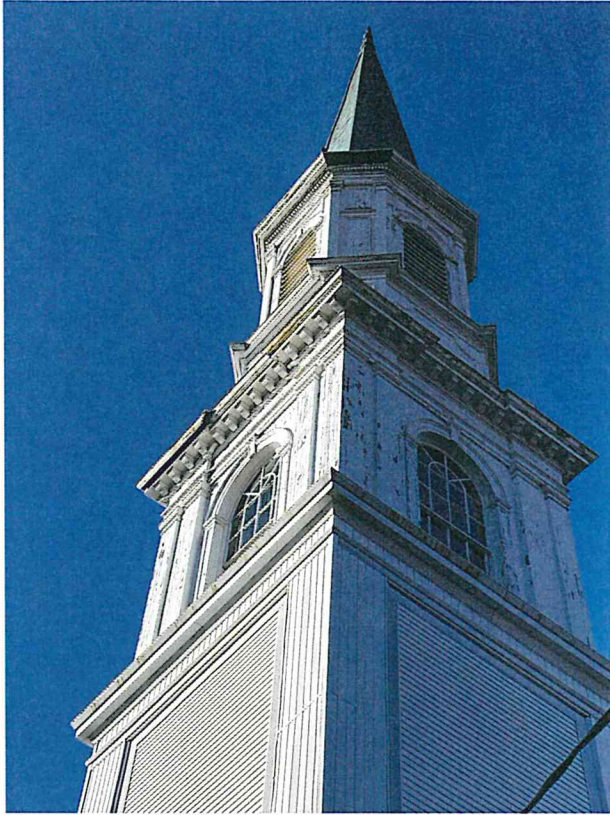


Figure 1: Paint chip, and also loose boards

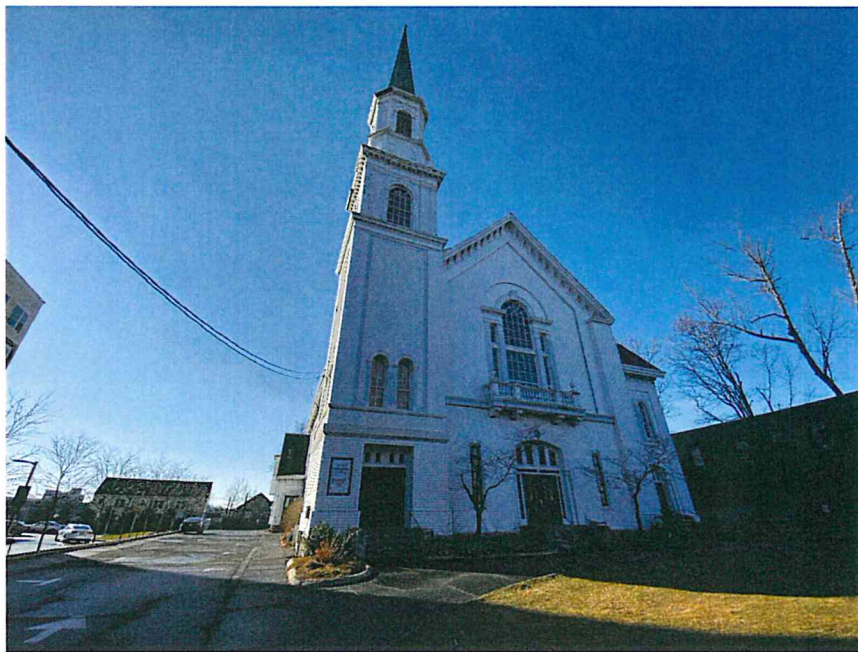


Figure 2: Front; many people walk through this area

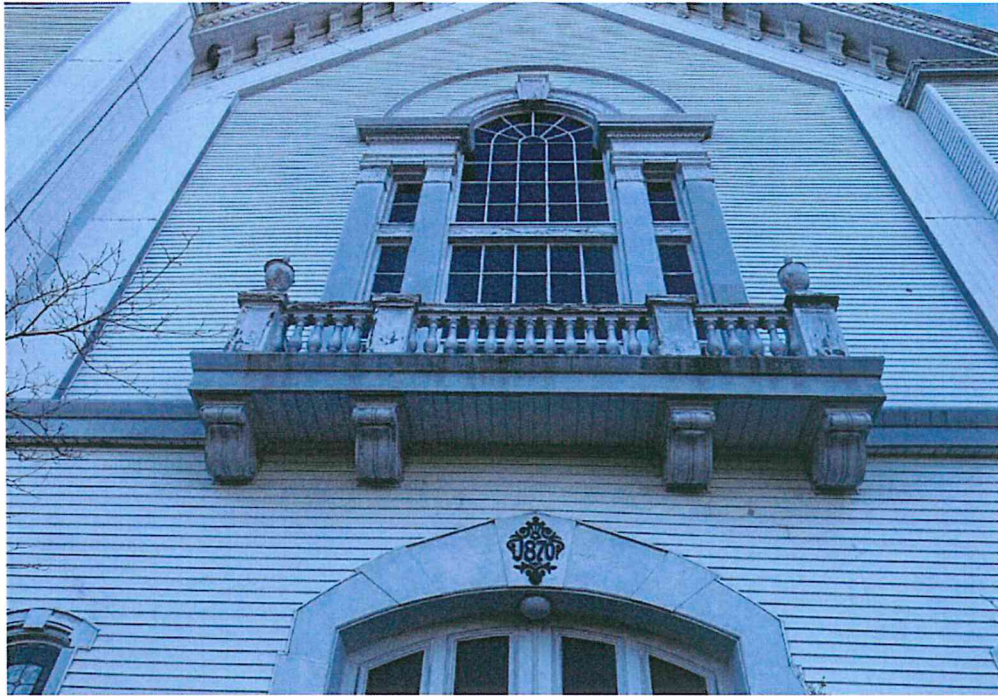


Figure 3: Front woodwork that needs restoration

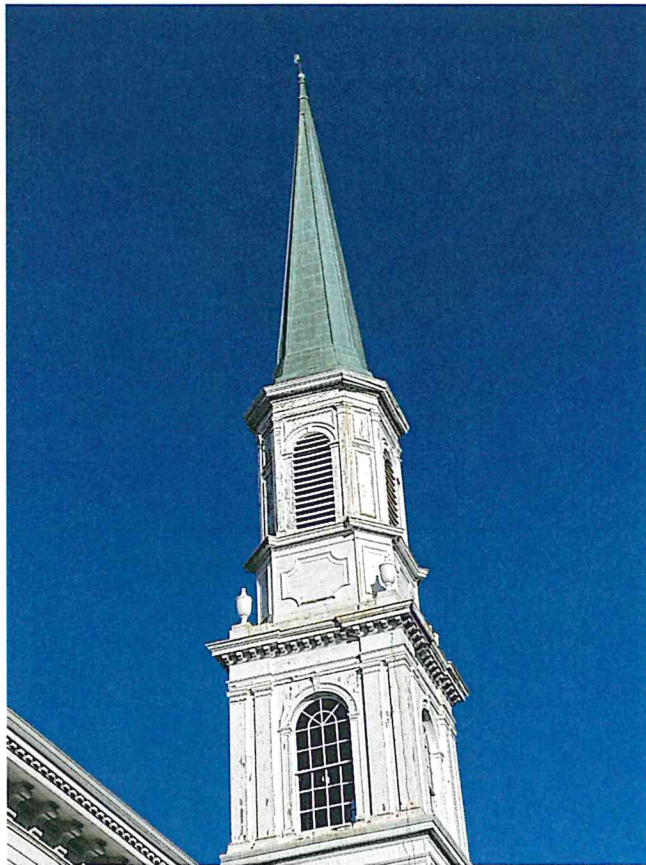


Figure 4: Another view of the steeple



Figure 5: Warped panels from fire

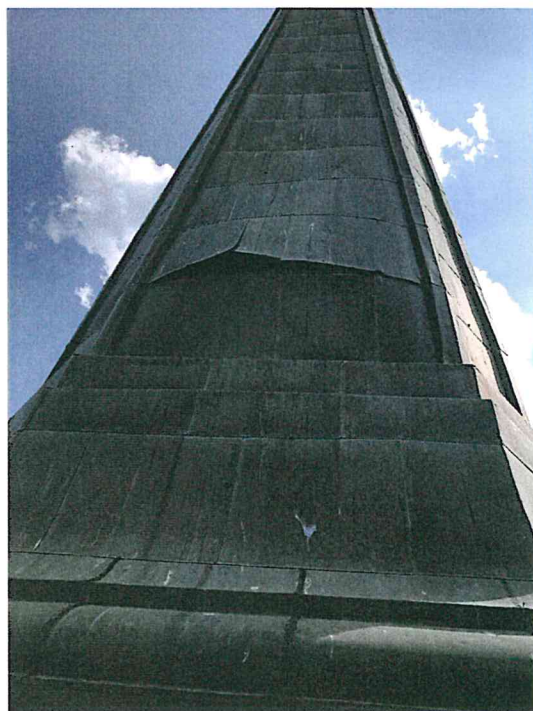


Figure 6: Copper panels

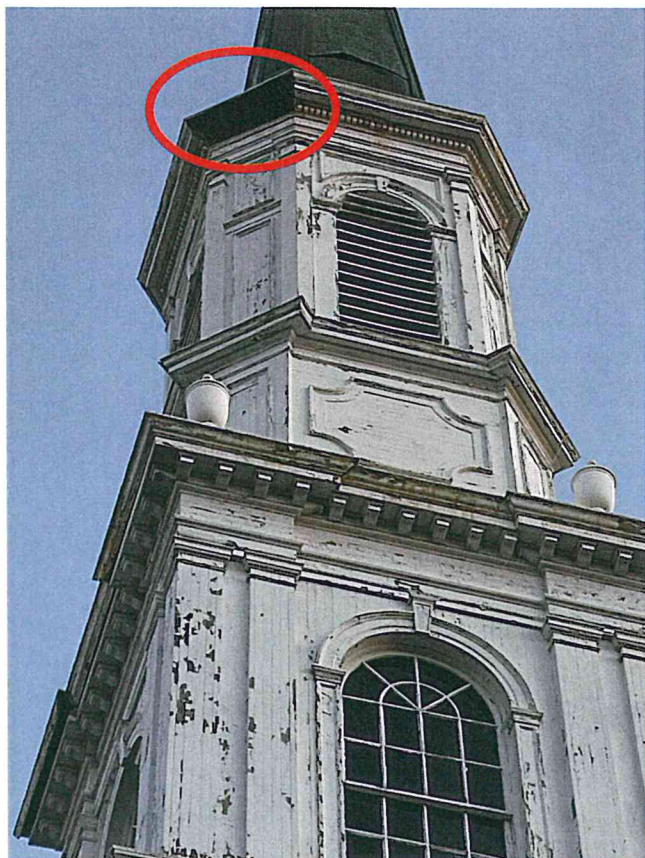


Figure 7: Taken June 26. Piece that has fallen off of the steeple that led the city to close off our building