

Saint Charles Borromeo Parish

Reverend Rodney J. Copp, J.C.L., Pastor

January 12, 2009

Community Preservation Committee
Att: Joseph Maguire, Chairperson
Waltham, MA 02453

Dear Mr. Maguire:

Saint Charles Borromeo Parish is requesting \$160,000 in CPA funds under the Historical Preservation category. The church building is listed in the National and State Historical Registers (see attached). Long-range planning for the continued preservation of such a monumental building requires restoration goals encompassing at least one hundred years. This year, Saint Charles Parish celebrates one hundred years of service to the people of the South Side and the wider city community. The funds that we are requesting will be used to stabilize, restore, and preserve the significant architectural integrity of the church building exterior. Implementation and completion of this project is needed to secure the envelope structures that will protect the interior architectural details from any further damage from the elements.

This project will be completed in two phases. Phase One will consist of repairing and securing the exterior structures of the church. It will involve replacing and waterproofing the Spanish tile roof of the chapel, as well as the dismantling and rebuilding of the rails, balusters, and brick pillars over the north and south entrances of the building. Included also is the replacement of the copper flashing. New balusters and missing corbels have to be recasted to counteract the ravages of time and weather.

Phase Two will consist of the rehabilitation of the interior of the building. This will involve replacing water-damaged ornamental plaster in the chapel, sacristy, and main church; the painting of the ceilings, ceiling cornices and walls, and the inspection of the main roof. Funding for Phase Two will be provided by the parish out of the Restoration Fund already in place. The attached budget will display the breakdown of CPA funds and Parish funds.

This includes a much more detailed account of the work and materials required. Some \$20,000 in soft costs (planning, oversight, supervision and project managing) will be donated.

Planning for this project is ongoing and will continue through the winter of 2009. Construction will begin in March or April of 2009, weather permitting, and will be completed by the end of May 2009.

Because the Archdiocese of Boston deals regularly with historical architecture, they employ only the finest craftsmen who are experts in historical restoration. Therefore, in accordance with Archdiocesan policy, there will be competitive bidding from qualified contractors in order to complete this project at the lowest cost. **All work will be planned and completed with strict adherence to the Secretary of the Interior's standards for historic rehabilitation.**

Following completion of this project the ongoing maintenance will consist of yearly roof inspections and regular maintenance of gutters and downspouts. This ongoing maintenance will be funded by the parish.

Finally, the success of this project will be measured in several different ways. First and foremost, the project will be completed on time and on budget. The building will be restored and protected from the elements for another one hundred years. More importantly, Saint Charles Parish and the parish church have been, together with the Waltham Watch Factory, the foundation of the growth of the South Side of Waltham. After the purchase of the South Side from the City of Newton in 1849, the Newton Chemical Company was sold and broken up for house lots. This area is still referred to as the "Chemistry." The Waltham Watch Factory began planning and developing its land in 1854, subdividing it into small house lots for home ownership by its workers. The influx and growth of the population, many of them Catholic, into this area was monumental through the first quarter of the twentieth century. Saint Charles Parish provided much-needed assistance for the people of the South Side through education, charitable endeavors, and a basis of faith and religious practice during the past one hundred years. During the Great Depression, our parish provided services to the populace that the City of Waltham could not afford to provide. We still do the same today, as the citizens of Waltham continue to be served by Saint Charles Parish with charitable outreach programs such as the Saint Vincent de Paul Society, providing food to local shelters, as well as home visits to those who are no longer able to get out of their homes due to age or infirmity. It is the designated parish for the Haitian Catholic community and a welcoming parish to all who wish to come. It has often been described as "the friendliest parish in the area."

Thank you in advance for considering this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney J. Copp", written in a cursive style.

Reverend Rodney J. Copp, J.C.L.
Pastor

City of Waltham
Community Preservation Committee
Waltham Community Preservation Funding Application Form CPA -1

Name of Applicant ⁽¹⁾ SAINT CHARLES BORROMEO PARISH

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

Contact Name REV. RODNEY J. COPP

Mailing Address 30 TAYLOR ST WALTHAM

Daytime Phone (i.e. of Proposal Applicant) 781.893.0330

Address of Proposal (or Assessor's Parcel ID) R069-018-0004

CPA Category (circle all that apply): Open space Historic preservation
Community Housing Open Space Recreation

CPA Funding Requested 160,000

Total Cost of Proposed Project 277,040

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?

**City of Waltham
Community Preservation Committee
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Responses to Project Description Questions

GOALS:

The goals of this proposed project center around the preservation and restoration of an architecturally unique building that is significant for the City of Waltham from a civic and religious point of view. These funds will be used to stabilize, restore, and preserve the exterior structure of the church building.

COMMUNITY NEED:

Saint Charles Borromeo Parish serves a significant population of the City of Waltham, not only in the immediate neighborhood of the South Side, but across the city and beyond. In fact, people from other Waltham neighborhoods as well as from outside the city, worship there. The parish, celebrating one hundred years of service to the people of Waltham, is seen as an important symbol of stability in an ever-increasingly diverse environment. Finally, the fact that Saint Charles Borromeo Parish survived suppression during the reconfiguration of parishes in the Archdiocese of Boston is a strong indication that the Archdiocese envisions its continued presence in the community for the foreseeable future. **To put it simply, the parish is in no danger of being suppressed or merged in the near future.**

COMMUNITY SUPPORT:

Historically, the clergy assigned to Saint Charles Parish have been involved in service to the wider community. The present pastor has been the Chaplain to the Waltham Police Department for thirty-two years. He also serves on the Board of Directors of Hurley House, Inc., a halfway house for twenty men in recovery from alcohol and drug abuse located within the parish. In addition, he provides pastoral counseling services to the men in the House free of charge. The Saint Vincent de Paul Society, operated entirely by lay people in the parish, provides financial assistance to needy families and participates in the annual Student Santa program run by the students at Waltham High School. All in all, the parish enjoys an excellent reputation in the Waltham community.

TIMELINE:

The preparation for this project is ongoing. The work is planned to commence in March/April 2009 (weather permitting) and should conclude on schedule on May 2009.

CREDENTIALS:

The property is under title to the Roman Catholic Archdiocese of Boston, a Corporation Sole. The Roman Catholic Archdiocese of Boston has significant experience in the management of historically significant properties. This will ensure competent oversight of the contractor(s) hired and the work as it is performed.

SUCCESS FACTORS:

The success will be measured by

- completion on time and on budget
- restoration of the building and its preservation well into the next century
- strengthening of an important presence for the support of community life in the community.

MAINTENANCE:

Ongoing maintenance will consist of yearly roof inspections and regular maintenance of gutters and downspouts. The parish is able to fund this ongoing maintenance, once the major work envisioned in this project is completed.