

**City of Waltham
Community Preservation Committee
Waltham Community Preservation Funding Application Form CPA-I**

Name of Applicant⁽¹⁾ **Trinity Church**

Name of Co-Applicant, if applicable⁽¹⁾ **None**

Contact Name **The Reverend J. Howard Cepelak**

Mailing Address **Church - 730 Main Street, Waltham, MA 02451
Rev. Cepelak – 426 Savin Hill Avenue, Boston, MA 02125**

Daytime Phone (i.e. of Proposal Applicant) **617-265-4475**

Address of Proposal (or Assessor's Parcel ID) **730 Main Street, Waltham, MA 02451**

CPA Category (circle all that apply): Open space **Historic Preservation** Community Housing Recreation

CPA Funding Requested **\$300,000**

Total Cost of Proposed Project **\$300,000**

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?

The goal is to completely replace the quickly-deteriorating slate roof of Trinity Church, which is listed on the National Register of Historic Places, thereby preserving a part of Waltham's history while continuing to provide a necessary center for community religious and social events.

Community Need: Why is this project needed? Does it address needs identified in existing City plans?

This project is needed to preserve a magnificent historically- and architecturally-significant building in the City of Waltham; Trinity's steeple stands as the City's highest architectural feature in downtown Waltham. We have identified the problems, and we want to protect the integrity of this historical structure using traditional methods. A weather-tight roof is essential to the long-term preservation of the entire building.

Trinity Church is a nonprofit 501(c)(3) organization founded in 1870, and is an active church, with a congregation consisting of families, singles, divorced people, widows, single parents, retirees and students—all community members with various ethnic backgrounds and a wide range of income levels, from very poor to upper middle class. We feel Trinity's roofing situation is a core community concern and the replacement will enhance the quality of life in Waltham.

Community Support: What is the nature and level of support for this project?

We believe that the preservation of this beautiful structure has wide community support. As an active church, we support the local Salvation Army as part of our mission. Another congregation, Grace Christian Church, worships in our chapel every Sunday.

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.

Due to ongoing leakage problems, it is imperative that this project be completed before November 1, 2009. With the end in mind, we need a minimum of eight weeks to completion. In order to accomplish this before winter weather affects the schedule, scaffolding needs to be erected by the end of August 2009.

Credentials: How will the experiences of the Applicant(s) contribute to the success of this project?

All of the key staff members who are involved in the success of this roofing project have been active members of Trinity Church for many years. Their vast experiences at various churches and positions in different communities have given them ample opportunities to understand how to develop a successful restoration plan.

Success Factors: How will the success of this project be measured? Be specific.

It's very simple. The success of the roof replacement of Trinity Church will be measured by, first and foremost, the lack of leaks throughout the Church. The current leaks will continue to cause further damage, and therefore other measures of success will include the prevention of future problems throughout the building, thereby maintaining the historical integrity of a long-standing building in Waltham.

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.

Total Budget: \$300,000.

CPA Funds shall go toward erecting scaffolding, renting lifts, renting a large dumpster, hand-nailing premium roofing shingles, reinstalling sheathing, installing a new gutter system and downspouts, removing siding on tower (to roof line), reflashng where tower and roof meet, and residing the tower with wood clapboards (using stainless steel fasteners only).

Permits, Scaffolding, Equipment, Supplies and Materials: \$163,000.

Labor, Insurance, Overhead and Profit: \$137,000.

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.

There are no other additional funding sources at this time.

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.)

The shingles that the contractor is planning on using have an excellent warranty, and maintenance shall be minimal. The Church's existing budget shall provide for ongoing protection and maintenance of the new roof by cleaning the gutters and downspouts on a regular basis. Regular inspections of the flashing and sheathing shall be performed to check for proper venting to prevent moisture condensation and water penetration, and to insure that materials are free from insect infestation.

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.

Deeds attached.

Construction or Rehabilitation⁽²⁾ For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site planes), and any additional drawings or photographs which visually describe the project.

GB Restoration building survey and pictures attached.

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.

Not applicable.

City Approvals: Provide evidence that the appropriate City Boards and Commissions approve of the project. As an example, a project in a City park would require that the Recreation Board accept the project.

Proper permits shall be obtained by the contractor.

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

To the best of our knowledge, no hazardous materials are involved in this project.

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

The contractor, GB Restoration (www.gbrestorationco.com), has worked on churches in New England since 1994, and has successfully worked with Massachusetts and Connecticut Historical Commissions on several projects.

GB Restoration is committed to the process of restoring Trinity Church to a state of utility, which will make it possible for efficient use today while preserving those portions and features that are significant to its historic and architectural value.

Leveraged Additional Benefits: Provide information indicating how this project can be used to achieve additional community benefits.

Trinity Church's website has a great detailed history of the Church (<http://waltham-trinitychurch.org/history.html>). The congregation has swelled to many hundreds during its long history, although currently a small congregation. We are experiencing slow growth. We hope to become a large enough congregation to provide even more programming opportunities that contribute to the faith and values of the community. It would be beneficial to Waltham to restore the building so it shall be available to serve many more in the future. Furthermore, the aesthetic value of the building enhances downtown Waltham. The building represents a vital part of Waltham history.

Superscripted 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.

Not applicable.

⁽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.

Not applicable.