

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

Name of Applicant ⁽¹⁾ WALTHAM HISTORICAL COMMISSION

Name of Co-Applicant, if applicable ⁽¹⁾ WALTHAM SCHOOL DEPARTMENT
WHITTEMORE SCHOOL

Contact Name ARTHUR BENNETT

Mailing Address _____

Daytime Phone (i.e. of Proposal Applicant) 617-435-7766

Address of Proposal (or Assessor's Parcel ID) 30 FARMENTER ROAD

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

CPA Funding Requested \$ 500,000

Total Cost of Proposed Project \$ 25,000,000

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?

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. As an example, a project in a City park would require that the 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.

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.
- (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.

PROJECT DESCRIPTION

Goals:

The goal of the project is to preserve and restore the significant architectural and historic details of the 1925 Henry Whittemore School. This project would include restoration of the extant hall terrazzo floors, lighting fixtures, woodwork and masonry elements. Replacement/restoration, to original specifications, of cast stone elements, fenestration and entrance doors.

Community Need:

The City of Waltham embarked upon an ambitious \$140,000,000 eight school building project in 2001. The Commonwealth of Massachusetts capped funding of the total project at 90% of the original estimate. The Whittemore School came in at an \$13,000,000 estimate. Preservation of the architectural and historic details have always been incorporated into the plans for the last in use school left in the south side of Waltham. Whittemore, the last of the eight schools to be done, is currently budgeted at \$25,000,000. Preservation and restoration of architectural detail of the structure is critical to providing a quality environment for the education of the children of our South Side residents.

Whittemore school was built in 1925 and was the last school constructed before the Great Depression. The structure is constructed of the finest materials extant and the Gothic Revival design displays the care and commitment for education by the taxpayers of Waltham at that time. The preservation and restoration of these architectural elements will, hopefully, relieve the community's need to replace the school for at least another 80-100 years and educate another three or four generations of Waltham residents.

Community Support:

The planning for the preservation and restoration of the Whittemore School received public support from the very beginning of the planning and design oversight phase of the project. Whittemore, being on the National and State Registers of Historic Places, had to have the proposed design reviewed and accepted by Waltham Historical Commission and the Massachusetts Historical Commission. Public meetings were held in all design phases of the project and taken into consideration when balancing costs and aesthetics of the proposed project.

Time line:

This project will begin immediately and span the the remaining months of the overall Whittemore School project. Projected completion date is July to September of 2008. This would span FY2008 and FY2009.

Credentials:

The Waltham Historical Commission, Waltham School Department, Massachusetts Historical Commission and Flansburgh Associates, have impeccable credentials to plan, design, construct and complete a successful project. Resumes and project completion examples provided on request.

Success Factors:

Success will be measured when Whittemore School opens in September of 2008 and the Administration, teachers, students, parents and general population of the City of Waltham pass judgment on the completed project. Upon completion of the project a power point presentation will be assembled and used for promoting the CPA and what it does for Waltham.

Budget:	Requested	Value/Cost
Terrazzo Floors	\$129,000	\$129,000
Exterior Cast Elements	144,000	144,000
Fenestration Elements	209,500	449,500
Blue Stone Entry Stair	10,000	10,000
Brick Repointing	0	260,000
Light Fixture Restoration	<u>7,500</u>	<u>7,500</u>
Total	\$500,000	\$1,000,000

Other Funding:

The City of Waltham is being reimbursed approximately \$12,000,000 by the Commonwealth of Massachusetts. The remaining \$13,000,000 will be paid by the City of Waltham. Total project cost is approximately \$25,000,000.

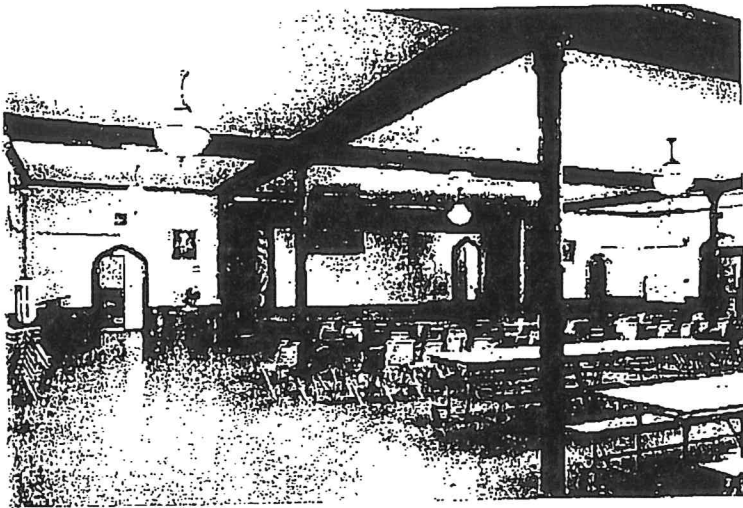
Maintenance:

The Whittemore School will be maintained by the Building Department and the School Department of the City of Waltham.

ADDITIONAL INFORMATION

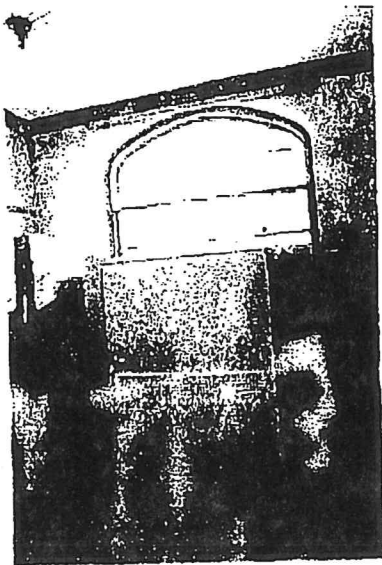
The Whittemore School Construction Project is permitted and regulated by the City of Waltham Ordinances and the Commonwealth of Massachusetts General Laws. All matters and documents pertaining to this section of the application have been verified by both the City and the Commonwealth including: Documentation, Construction and Rehabilitation, Zoning, City Approvals, Hazardous Materials, Professional Standards, and Leveraged Additional Benefits. Copies and assurances will be supplied on request from the CPC.

Whittemore Elementary School



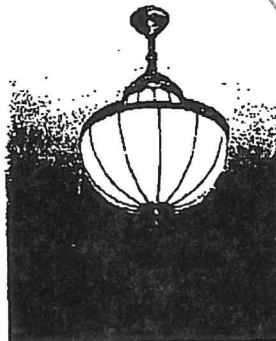
Cafetorium to be
converted to
Library

View towards stage platform

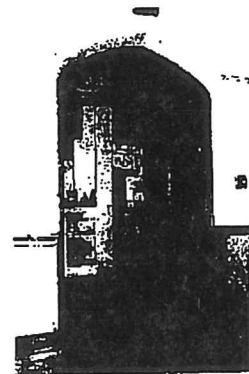


Typical Window
(with voting machine)

Whittemore
Light Fixture



Detail - Light fixture



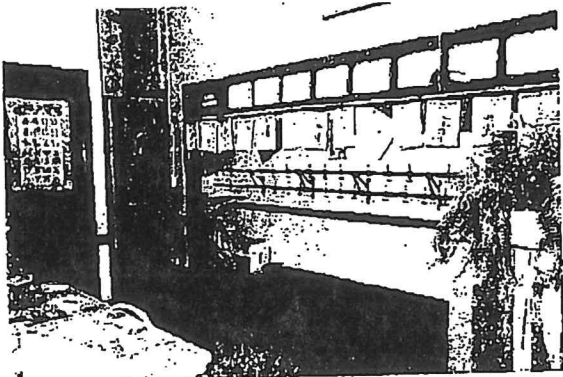
Entry door

Waltham Public Schools
School Construction Program
Waltham, Massachusetts

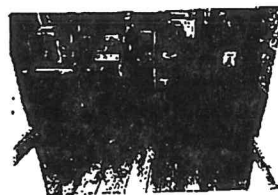
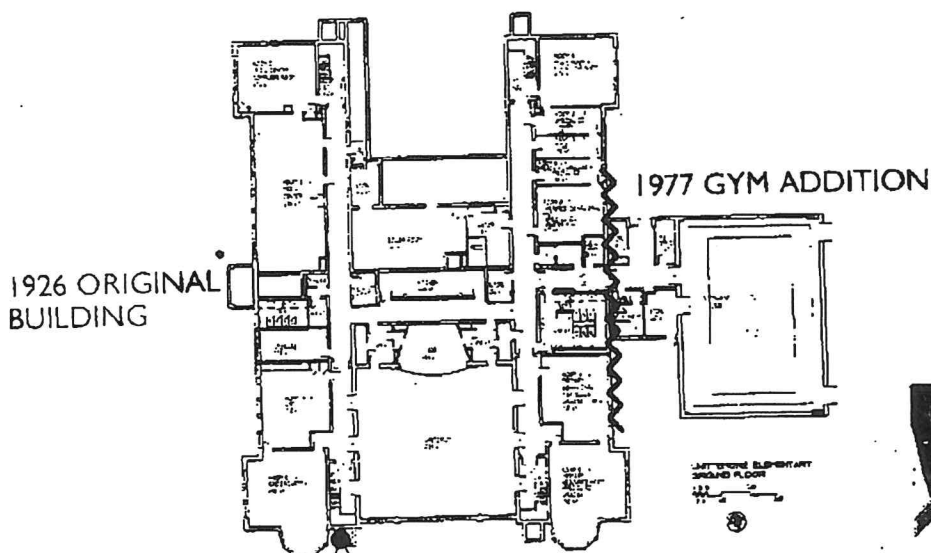
FLANSBURGH ASSOCIATES
77 North Washington Street
Boston, Massachusetts 02114

Whittemore Elementary School

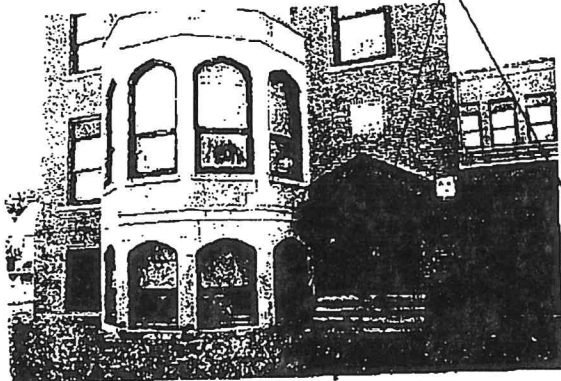
existing conditions review



EXISTING CLASSROOMS TO BE RECONFIGURED TO MEET PROGRAM AREAS AND TO BE FULLY REFURBISHED WITH NEW CASEWORK, LIGHTING, AND BUILDING SYSTEMS (INCLUDING TECHNOLOGY)



FURTHER INVESTIGATION REQUIRED TO EXPLORE FEASIBILITY OF REFINISHING EXISTING FINISHES SUCH AS WOOD AND TERRAZZO FLOORING

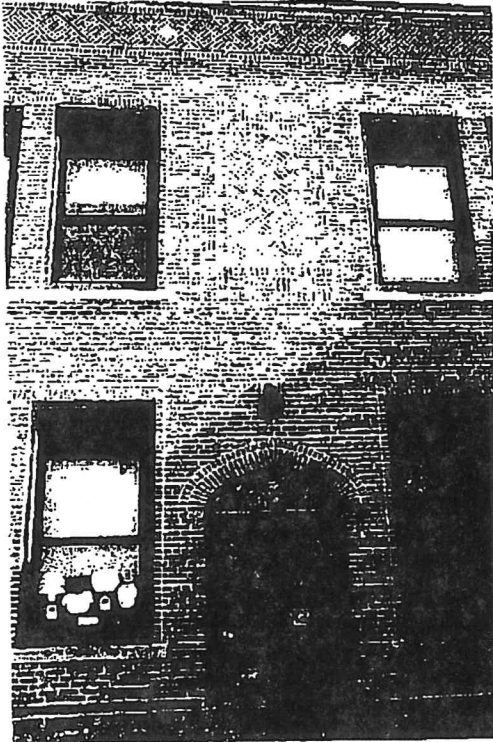


RENOVATION TO ADDRESS EXTENSIVE ACCESSIBILITY ISSUES--EXTERIOR AND INTERIOR

Waltham Public Schools
School Construction Program
Waltham, Massachusetts

FLANSBURGH ASSOCIATES
77 North Waverly Street
Boston, Massachusetts 02114

Whittemore Elementary School



Exterior Details

Replacement Windows

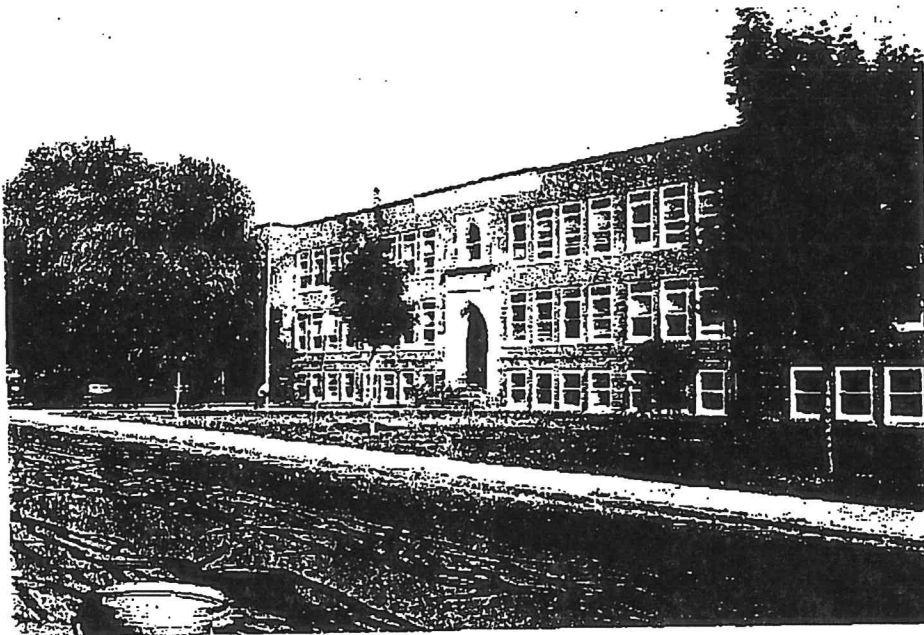


Damaged Window sills

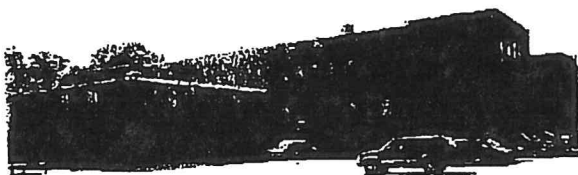
Waltham Public Schools
School Construction Program
Waltham, Massachusetts

FLANSBURGH ASSOCIATES
77 North Wilmington Street
Boston, Massachusetts 02114

Whittemore Elementary School



View from Parmenter Road



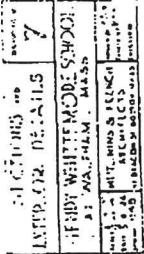
View from Hovey Road/parking lot



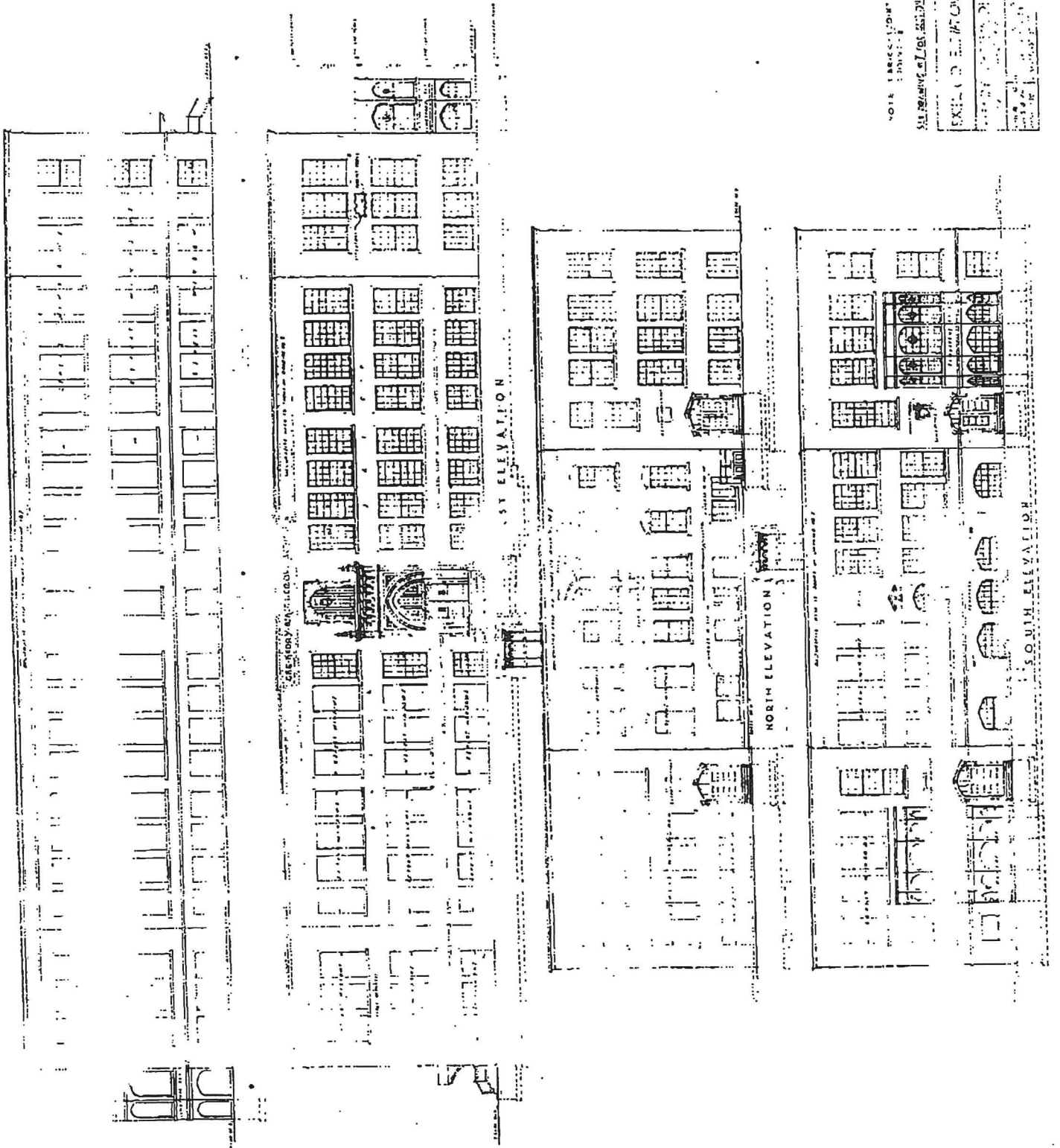
View from Hovey Road / play area

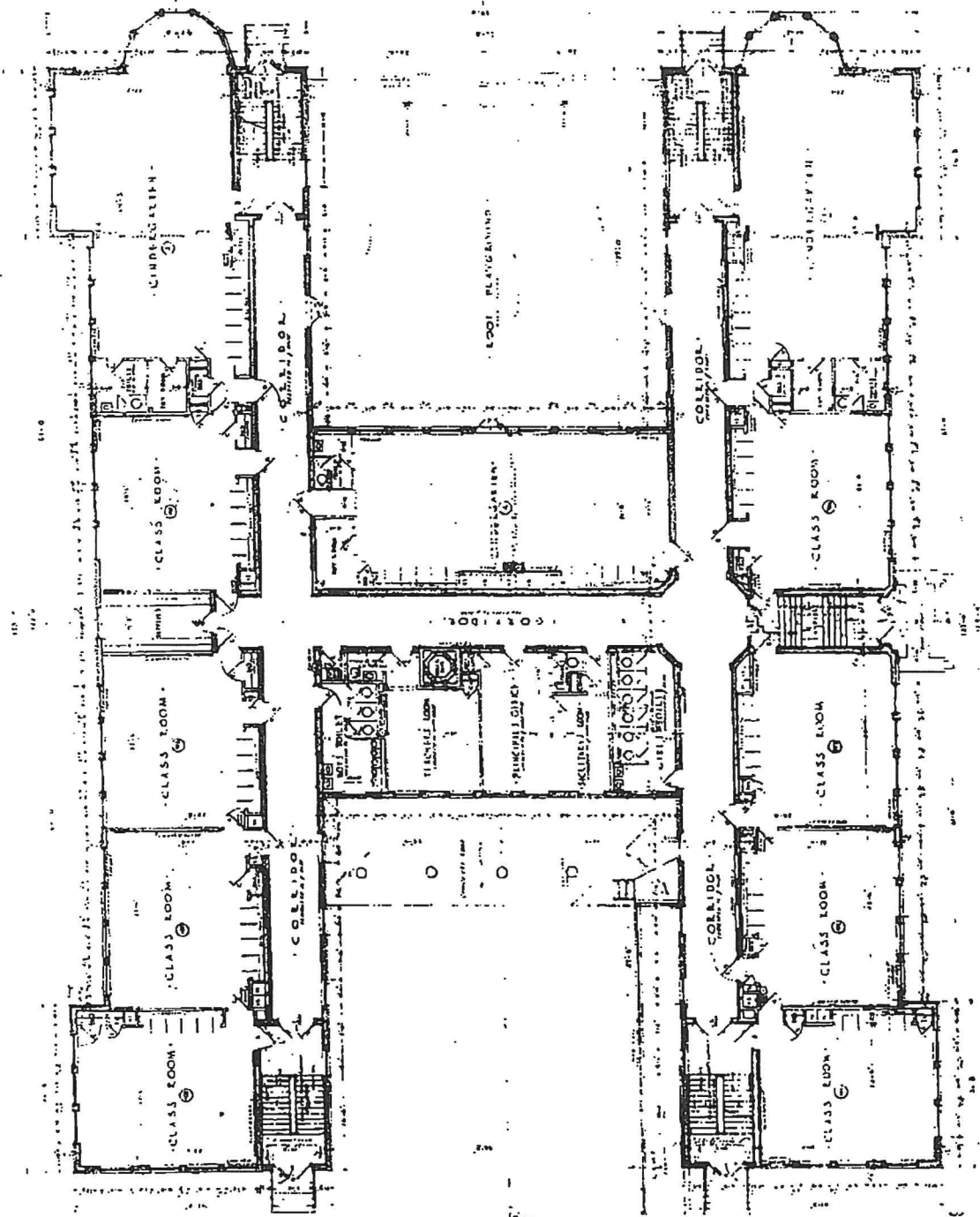
Waltham Public Schools
School Construction Program
Waltham, Massachusetts

FLANSBURGH ASSOCIATES
77 North Waverley Street
Boston, Massachusetts 02115

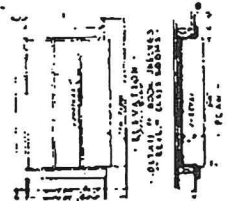


NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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FIRST FLOOR PLAN	
DESIGNED BY	FLANSBURGH ASSOCIATE
DRAWN BY	FLANSBURGH ASSOCIATE
DATE	11/16/07
PROJECT NO.	5112765080





950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MA 02125

PROJECT NOTIFICATION FORM

Project Name Whittemore Elementary School
Location/Address 30 Parmenter Road
City/Town Waltham
Project Proponent:
Name City of Waltham / Waltham Public Schools
Address 617 Lexington Street
City/Town/Zip/Telephone Waltham, MA 02452 781.893.8050 x2029

Project #	<u>2013</u>
File	<u>SHE</u>
Pendaflex:	<u>HISTORICAL</u>
Manila:	<u>HISTORICAL</u>
Copy To:	
PIC	<u>PM</u>
Team	
<input type="checkbox"/> Operations	
<input type="checkbox"/> Accounting	
<input type="checkbox"/> Marketing	
<input type="checkbox"/> Green File	
<input type="checkbox"/> Other	

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies)

Agency Name

Department of Education

Type of License or Funding (specify)

School Building Assistance Program

Project Description (narrative)

The Whittemore Elementary school, originally constructed in 1926, with a gymnasium addition in 1977, is located in the southeastern portion of the City. It is a three story building in an urban setting. This project involves demolition of the 1977 addition (about 5,000 gsf), renovation of the 1926 building (about 53,000 gsf), and addition of a three story 30,000 projection from the east side of the existing building (footprint to overlay and expand on the 1977 addition).

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

Yes; this project involves demolition of the 1977 single story gymnasium addition of approximately 5,000 gsf.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Yes, this project includes renovation of the 1926 three story masonry school building of approximately 53,000 gsf. The original building is an "H" shaped, three-story wood structure with masonry bearing walls. It was designed by Hutchins & French Architects of Boston.

There will be full systems replacement or upgrades as needed, including addition of a sprinkler system and renovations to make the school handicapped accessible. The typical classroom is undersized, but the partitions separating the classrooms are typically not bearing walls and the rooms may be reconfigured. The cafetorium will be converted to the library – and the woodwork panels will be refinished and the pendant light fixtures rewired. The terrazzo floors in the corridors will be repaired and refinished as necessary and the glazed tile walls in the corridors will remain exposed. On the exterior of the building, the replacement windows with their translucent lexan panels will be replaced with clear insulated glass windows with mullion patterns close to the original patterns; the new windows however will be commercial grade aluminum double hung windows. The louvers which currently occupy some of the window opening space will be removed as the new hvac system will be fed from the roof. The precast sills will be repaired as needed. See attached photo sheets.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes, the project includes a three story addition of approximately 30,000 gsf attached to the Hovey Street face of the 1926 building. This addition will include the cafetorium, gymnasium, main administration and classrooms. See accompanying plans and elevations.

5/31/96 (Effective 7/1/93) - corrected

950 CMR - 275

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

No.

What is the total acreage of the project area?

(School property, [REDACTED])

Woodland 0 acres
Wetland 0 acres
Floodplain 0 acres
Open Space 0 acres
Developed 2.0 acres

Productive Resources:

Agriculture _____ acres
Forestry _____ acres
Mining/Extraction _____ acres
Total Project Acreage 2.0 acres

What is the acreage of the proposed new construction? 2.0 acres

What is the present land use of the project area?

School use.

ase attach a copy of the section of the USGS quadrangle map, which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form

Date

Name David King, Business Manager Waltham Public Schools

Address 617 Lexington Street

City/Town/Zip Waltham, MA 02452

Telephone 781.893.8050 x 2009

REGULATORY AUTHORITY

950 CMR 71.00: MGL c.9, §§26-27C as amended by St. 1988, c. 254

This form must be filed with the School Building Assistance Grant Application

7/1/93

950 CMR - 276

questions or comments, please contact: Suzanne Rivitz, Flansburgh Associates, 77 North Washington Street, Boston, MA 02114; 617.367.3970 or srivitz@fai-arch.com.