

# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

CITY OF WALTHAM  
CITY CLERK'S OFFICE  
2018 MAR 21 P 3:19  
RECORDED

March 21, 2018

TO: The City Council  
RE: Baldwin, Cardinal and Trapelo Cottages

Dear Councillors:

The above cottages are "contributing resources" per the Memorandum of Agreement (MOA) see enclosed. Please also see my March 23, 2017 communication to you requesting authority regarding Cardinal Cottage.

All 3 cottages were surveyed, and Cardinal Cottage, the oldest of the 3 cottages, went out to bid for exterior design then construction.

See bid award, historical and environmental communications. Portions of the contract provisions regarding asbestos and hazardous materials removal are enclosed. The full documents can be viewed on the City website under Purchasing – Open Bids. The asbestos exterior siding shall be removed as part of the contract. Also enclosed are the updated rental figures.

My recommendation for the 3 cottages is as follows:

- |                     |                                                            |
|---------------------|------------------------------------------------------------|
| 1. Cardinal Cottage | 2 affordable rental units (lower unit handicap accessible) |
| 2. Trapelo Cottage  | 1 affordable handicap accessible rental unit               |
| 3. Baldwin Cottage  | 2 affordable rental units (lower unit handicap accessible) |

We will be filing a LIP application to DHCD and 40B applications to Waltham ZBA.

Housing Director and I will be available to answer any questions you may have regarding these requests.

Thank you.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosures

cc: Robert Waters  
Deborah Flanagan

MEMORANDUM OF AGREEMENT  
BETWEEN  
THE MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT AND  
MAINTENANCE, THE CITY OF WALTHAM,  
AND THE MASSACHUSETTS HISTORICAL COMMISSION

WHEREAS, the legislature has authorized the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to enter into a disposition process to dispose of the approximately 180+/-acre Walter E. Fernald Developmental Center Disposition Parcel (Parcel) located in the City of Waltham, MA (City) to the City; and

WHEREAS, the Parcel contains ninety-three (93) structures and landscape features constructed between the years of 1891 and ca.1990; and

WHEREAS, the City will have the right to develop the Parcel by and through private development for uses deemed appropriate by the City and subject to all federal, state and local permits and approvals; and

WHEREAS, the Parcel is listed in the State and National Registers of Historic Places as the Walter E. Fernald State School Historic District, a district listed as part of the Massachusetts State Hospitals and State Schools Multiple Property Listing; and

WHEREAS, the following buildings, structures and landscapes within the Parcel are listed as contributing resources in the District:

Building 1, Waverly Hall (1891); Building 2, North Building (1897); Building 3, Activity Center (1891); Building 4/5, Schoolhouse/Gymnasium (1891); Building 6, Chipman (1892); Building 7, North Nurses' Home (1904); Building 8, Waverly Hall Lawn (ca.1891); Building 9, East Nurses' Home (1906); Building 10, Manual Training (1904); Building 11, Warren Hall (1906); Building 12, South Nurses' Home (1907); Building 13, Thom Building (1952); Building 14, Power Plant (1921); Building 15, Main Garage (1932); Building 16, Storehouse (1891); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 19, Cottage #19 (1925); Building 20, Cottage #20 (1925); Building #21, Southard Research Laboratory (1921); Building 22, Laundry (1928); Building 23, Lavers Hall (1914); Building 24, Maintenance (1930); Building 27, Engineer's Storage (ca.1930); Building 28, Barn Foundation (ca.1900); Building 29, Shed (ca.1920); Building 32, Tarbell Hall (1934); Building 33, West Building (1889-1890); Building 34, Belmont House (1890); Building 35, Seguin Hall (1934); Building 36, MacDougall Hall (1898); Building 37, Dolan Hall (1906); Building 38, West Nurses' Home (1906); Building 39, Whearty Hall (1933); Building 40, Food Service Building (1931); Building 41, Howe Hall (1931); Building 42, East Dowling Hall (1906); Building 43, Hillside Cottage (1904); Building 44, Hillside Cottage Garage (1912); Building 45, Baldwin Cottage (ca.1900); Building 46, Wallace Hall (1936); Building 47, Administration (1933); Building 49, Hospital/S.Bowne (1893-1907); Building 51, Trapelo Cottage (ca.1860); Building 53, Cardinal Cottage (ca.1850); Building 59, Cast Iron Fence (ca.1890); Building 90, Shed (ca.1920); Building 91, Activity Center Lawn (ca.1891); and

WHEREAS, the following buildings and structures within the Parcel are listed as non-contributing resources in the District or were not included in the National Register Nomination:

Building 25, Greenhouse (ca.1940); Building 26, Electric Substation (ca.1960); Building 30, Shed (ca.1970); Building 31, Garage (ca.1950); Building 48, Farrell Hall (1960); Building 50, Greene Unit (1953-54); Building 52, Trapelo Cottage Garage (1930); Building 54, Garage (1947); Building 55, Garage (ca.1950); Building 56, Garage (1930); Building 57, Garage (1955); Building 58, Electric Sub Station (ca.1960); Building 60, Kelley Hall (1969); Building 61, Activities Center (1980); Building 62, Withington Center (1979); Building 63, Eunice Shriver Center (1967); Building 64, Cottage #5 (1976); Building 65, Cottage #6 (1976); Building 66, Cottage #7 (1976);



# City of Waltham

Jeannette A. McCarthy  
Mayor

CITY OF WALTHAM  
CITY CLERK

MAR 23 2017

RECORDED

March 23, 2017

TO: The City Council  
RE: Baldwin, Cardinal and Trapelo Cottages

Dear Councillors:

Architect Alex Knox was hired to evaluate and survey the above three historic cottages at the former Fernald School, as required by the agreement with Massachusetts and Waltham Historical Commissions. Under his contract, Mr. Knox had to prepare bid documents for Cardinal Cottage only.

Enclosed please find a copy of Alex Knox's evaluation of the above three cottages. I am requesting an electronic version.

Also enclosed is a letter from Massachusetts Historical Commission dated February 17, 2017.

The recommendation of the City of Waltham Municipal Affordable Housing Trust Fund is attached. The Trust has made no decision regarding the demolition of the garage as that is not its decision. **(Any demolitions of historic properties cannot be unilaterally made by the City based upon Massachusetts Historical Commission and Waltham Historical Commission.)** With regard to any zoning, the Trust's recommendation would be to file Chapter 40B applications. The Trust Fund would proceed with environmental abatement first before going out to bid on any construction. The Trust has available \$1,415,081.40 for the Cardinal Cottage project, which according to the Waltham Historical Commission is the most historical of the three. I would recommend CPC funding for any additional funding that may be needed for Cardinal Cottage.

I have indicated to the Trust that any decisions regarding the re-use of these buildings - whether request to demolish to Massachusetts Historical Commission, renovation, affordable, rental, sale, how many units, etc. are the jurisdiction of the City Council and Mayor.

Please advise as to what scope of authority, if any, I have to proceed with respect to Cardinal Cottage only i.e. rental, sale, affordable, market rate, # of units, or any demolition request.

(For Cardinal Cottage only, rental of 2 affordable units with 2 bedrooms each would be \$1860/month x 2 = \$3760/month (\$45,120.00 annually) and sale of 2 affordable condo units would be \$600,000.00 and with a third unit potentially another \$300,000.00.)

**Architect Knox's figures are just estimates, they are not bids. You know how I whittle things down!**

The Housing Director and I are available to answer any questions you may have regarding this matter. .

Thank you.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

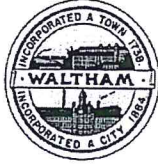
Enclosures

cc: Municipal Affordable Housing Trust Fund  
Housing Division

*City of Waltham  
Waltham, Massachusetts  
Purchasing Department*

*Joseph P. Pedulla, MCPPO  
Chief Procurement Officer*

*610 Main Street  
Waltham, MA 02452  
Tel: 781-314-3244*



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**BID AWARD LETTER**

March 19, 2018

Mr. Nazar Vincent, Operations Manager  
Avatar Construction, Inc  
223 Concord Turnpike, Suite 448  
Cambridge, MA 02140

RE: Exterior Historic Restoration of the Cardinal  
Cottage, 282 Trapelo Rd., Waltham, MA 02452

Dear Mr. Vincent:

This is to notify you that your bid for the "Exterior Historic Restoration of the Cardinal Cottage, 282 Trapelo Rd., Waltham, MA 02452", submitted to the City of Waltham on February 9, 2018, has been awarded to your Company, pending approval and availability of funds. Congratulations! This contract is for the **Not-to-Exceed Amount of \$426,000.00 which includes the base of \$414,000.00 plus the Police Allowance amount for 2,000 plus the allowance for unforeseen conditions for \$10,000.00.**

Please forward to my office a certificate of insurance with the following PRECISE words in the Description of Service Box and supported by an endorsement: "The City of Waltham is a named additional insured for General Liability as required by contract". In addition, please provide to my office, a performance bond and payment bond equal to 100% of the contract value.

Contracts are being prepared for your signature and will be sent to you shortly. No work is to commence until the contract between our two organizations is signed by Mayor McCarthy.

Thank you for your response and interest in conducting business with the City of Waltham.

Very truly yours,

Joseph Pedulla,  
Chief Procurement Officer

CC: Robert Waters, Housing Supervisor  
Deb Flanagan, Assistant Housing Supervisor  
Alex Knox, Architect



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

December 19, 2017

Robert Waters  
Housing Supervisor  
City of Waltham  
119 School Street  
Waltham, MA 02452

RE: Cardinal Cottage Restoration, former Fernald Redevelopment Center, 282 Trapelo Road, Waltham, MA;  
MHC# RC.63500

Dear Mr. Waters:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the Project Notification Form that was submitted by Alex Knox, received at this office on November 27, 2017, for the project referenced above. The staff of the MHC have the following comments.

The proposed project consists of the rehabilitation of the Cardinal Cottage and the demolition of the concrete garage located next to the Cardinal Cottage.

The Cardinal Cottage (Building 53, WLT.377) is listed in the State and National Registers of Historic Places as a contributing element of the Walter E. Fernald State School Historic District. The Garage (Building 54, WLT.767) located next to the Cardinal Cottage is a non-contributing element of the Walter E. Fernald State School Historic District.

The proposed rehabilitation of the Cardinal Cottage fulfills Stipulation I of the Memorandum of Agreement among the Massachusetts Division of Capital Asset Management and Maintenance, The City of Waltham, and the Massachusetts Historical Commission (MOA), executed in 2014.

In regards to the garage located next to the Cardinal Cottage, please reference Stipulation IV (A) (5). Since this garage is a non-contributing element of the Walter E. Fernald it may be demolished or altered as an exempted activity.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00) and the MOA. Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brona Simon".

Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

cc: Mayor Jeannette McCarthy, City of Waltham  
Waltham Historical Commission



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

February 17, 2017

Jeannette McCarthy  
Mayor  
City of Waltham  
610 Main Street  
Waltham, MA 02452

RE: Cardinal Cottage, Trapelo Cottage, Baldwin Cottage, Walter E. Fernald State School, Waltham, MA;  
MHC# RC.57239

Dear Mayor McCarthy:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the information that was submitted, received at this office on January 17, 2017, for the project referenced above. The staff of the MHC have the following comments.

The MHC understands that the City of Waltham is working with an architect to identify rehabilitation and reuse options for the Cardinal Cottage, Trapelo Cottage, and Baldwin Cottage at the Walter E. Fernald State School site.

The Cardinal Cottage (Building 53, WLT.377), Trapelo Cottage (Building 51, WLT.764), and Baldwin Cottage (Building 45, WLT.758) are listed in the State and National Registers of Historic Places as contributing elements of the Walter E. Fernald State School Historic District. The Garage (Building 54, WLT.767) located next to the Cardinal Cottage is a non-contributing element of the Walter E. Fernald State School Historic District.

As options are considered, the City, Waltham Historical Commission, and consultants should continue to refer to the Memorandum of Agreement among the Massachusetts Division of Capital Asset Management and Maintenance, The City of Waltham, and the Massachusetts Historical Commission (MOA), executed in 2014. Specifically, Stipulation I should be followed, copied below:

**"Stipulation I: Redevelopment of the Disposition Parcel**

- A. The City is encouraged to include historic preservation in any redevelopment process. Options for redevelopment of the Parcel which incorporate historic preservation should take into account the following principles of reuse planning:
1. Preservation of the character-defining features of the contributing buildings, structures and landscapes of the parcel should be encouraged where feasible.
  2. If it is determined that it is not feasible to preserve all of the character-defining features of the contributing buildings, structures and landscape features on the parcel, the feasibility of preserving character-defining features of portions of the contributing buildings, structures and landscape features will be examined and encouraged where feasible.
  3. Rehabilitation of contributing buildings, structures and landscape features on the Parcel should be consistent with recommended approaches in the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, (hereinafter "Standards").

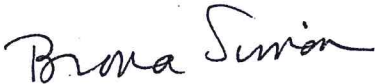
4. Rehabilitation of buildings identified as in extremely poor condition in this MOA will be encouraged, but demolition of the buildings may proceed provided each demolition complies with Stipulation V."

In regards to the Cardinal Cottage exterior siding, the existing asbestos siding is not the original historic siding. The MHC recommends that if the asbestos siding is removed, that physical evidence from the building or historic photos inform the choice of new siding (see Secretary of the Interior's Standards, #6). The Cardinal Cottage was built in the Greek Revival style. Greek Revival houses of the period typically had clapboard siding.

In regards to the garage located next to the Cardinal Cottage, please reference Stipulation IV (A) (5). Since this garage is a non-contributing element of the Walter E. Fernald it may be demolished or altered as an exempted activity.

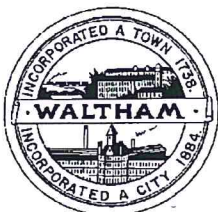
These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00) and the MOA. Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,



Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

xc: Clarence Richardson, Waltham Historical Commission



## Waltham Historical Commission

610 Main Street  
Waltham, MA 02452

January 12, 2017

To: Ms. Brona Simon, Executive Director  
Massachusetts Historical Commission  
220 Morrissey Blvd  
Boston, MA 02125

Dear Ms. Simon,

I am reaching out on behalf of the Waltham Historical Commission (WHC) per a motion made and approved at our January 9, 2017 meeting. The motion was made following a presentation, which is attached, on the rehabilitation of the Cardinal Cottage at the Walter E. Fernald National Register Historic District.

The approved motion was to notify the Massachusetts Historical Commission (MHC) that the City of Waltham would like to begin rehabilitation efforts regarding the Cardinal Cottage. It is my understanding that the first step the City is looking to take is the removal and remediation of the asbestos shingles on the exterior of the structure. The WHC, by its vote, would also like to ask for MHC's input on the following topics:

1. To initiate a discussion of conservation restrictions;
2. To discuss an historic analysis of the exterior and interior of the house;
3. Ways to handle Memorandum of Agreement in relationship to the whole process, and
4. Discuss with or ask their advice whether the City could commence with hazardous waste stabilization of the exterior specific to asbestos shingles.

Please note that our next meeting of the Waltham Historical Commission is February 13<sup>th</sup>, 2017 and we would appreciate a response prior to that meeting.

Sincerely,

Clarence Richardson  
Chair of the Waltham Historical Commission  
[whc@city.waltham.ma.us](mailto:whc@city.waltham.ma.us)

cc: Mayor Jeannette McCarthy, City of Waltham

Cardinal Cottage in 2003



Porch & living room

Bathroom & kitchen

CARD. Cottage  
Hoy



**Francis Alexander Durivage, Waltham Author**  
**By Marie Daly, 10 Porter Road, Waltham, MA**

Traveling east on Trapelo Road, one passes a red shingled house at 280 Trapelo Road, a quarter mile beyond the National Archives. The lawn sign indicates that the house is named "Cardinal Cottage," and is the Volunteer Center for the Fernald Development Center. The history of the house predates its current use and ownership. In fact, the house was built by Abraham Sanger in 1849. From 1855 to 1862, Francis Durivage and family occupied the house. In 1880, the occupant was J. W. Munroe, a farmer, and his family; and in 1900, Hardwick Bryant, a milk dealer, rented the house. The house was also known as the St. Elizabeth's Hospital Farm, and the house served as a retreat for nuns from the hospital. The house was named for Cardinal William O'Connell.

The second owner of the house, Francis Alexander Durivage was a well-known author in his day. Over his sixty-five year lifespan, Durivage wrote many poems, short stories, plays and dime novels. His writing was published in the *Atlantic Monthly*, the *Flag of Our Union*, the *Ladies Home Companion*, *Gleason's Pictorial Drawing Room Companion* and *Ballou's Pictorial* magazines, and various New York and Boston newspapers. He co-edited the *Boston Daily Times* and *Ballou's Pictorial*.

Francis Alexander Durivage was born in Boston on 7 April 1814, and was the son of Francis S. Durivage and Lucy Everett. His mother was born on 17 October 1791, and was the daughter of Rev. Oliver Everett and the sister of Hon. Edward Everett, Governor of Massachusetts. His father was an artist and teacher of modern languages in Boston. Durivage demonstrated a flair

for writing at an early age, and was awarded several academic prizes, including a gold medal for poetry, at the Boston Latin School. Among his friends at Boston Latin was John B. Fitzpatrick, who later became the Roman Catholic Bishop of Boston. He began writing for Boston and New York newspapers as a schoolboy, and at the age of sixteen, edited a literary magazine, *The Amateur*, to which Oliver Wendell Holmes, among others, contributed.

In 1837, he established a school in Boston, but soon left that occupation to work as an engraver for the state survey of Massachusetts. Durivage was an accomplished artist, and at one point was torn between careers in writing or art. When Americans became fascinated with a new technology, the daguerreotype photographic process, Durivage and his cousin, Rev. Edward Everett Hale, built themselves a camera. With this camera in 1840, the two cousins took what Hale believed to be the first photograph of a person in Boston.



But Durivage returned to his writing career, publishing short stories and poems in magazines and newspapers. He wrote several dramatic pieces that played in New York and Boston theaters. He was on the editorial staff of the *Boston Daily Times*, and wrote many editorials and articles for the paper. Along with W. S. Chase he translated Lamartine's *History of the Revolution of 1848*. He also wrote for the *Spirit of the Times* humorous short stories under the pen name, "Old 'Un." In 1849, he published a volume of these short stories, with George P. Burnham, *Stray Subjects*. He began writing in 1851 for *Gleason's Pictorial Drawing Room Companion* magazine, and later *Ballou's Pictorial*. In 1853, he published another volume of short stories, entitled, *Life Scenes, Sketched in Light and Shadow from*

*the World Around Us*. He also published several short, "dime" novels: *Angela, or Love and Guilt: A Tale of Boston and Its Environs*; *Mike Martin: or, the Last of the Highwaymen: A Romance of Reality*; *Edith Vernon, or Crime and Retribution: A Tragic Story of New England Founded Upon Fact*; and *The Spanish Galleon: or, The Pirate of the Mediterranean: A Romance of the Corsair Kidd*. The stories were erudite, well-crafted but predictable, with fainting heroines and dastardly villains, and story lines that included European nobles and well-to-do Bostonians. Politically nationalistic, he wrote poems praising General Butler at Monterrey and Civil War era cavalry.

He moved from Winchester to Waltham in 1855, and combined a nine-to-five job as a customs house official with his publishing career. He also farmed his land, with the farm labor presumably furnished by his sons. In 1860, Durivage was living in Waltham with his wife, Almira (Aldworth), and their children, Mary, Francis A., Henry A., William, and Mary A., and his mother Lucy. His sons had joined the Light Dragoons, a Waltham paramilitary organization in the years just before the Civil War. Henry subsequently signed up for service with the Union cause in the Civil War in 1861. After his service under General Butler and in Fortress Monroe, Henry returned home to Waltham, and was given permission to enlist a company of cavalry. He was appointed a captain, leader of the Massachusetts 3<sup>rd</sup> Cavalry, and was dispatched to New Orleans. He drowned accidentally having fallen overboard a military transport ship in the Mississippi River on 3 April 1862. **Durivage's poem, *All*, is a moving allegory of grief following a horseman's death, perhaps written following his son's death.**

He moved to New York in 1862, after the death of his son in the Civil War, and was appointed to a clerkship in the Customs House. He toured Europe on numerous occasions, visiting France, Italy, Belgium, Holland and Prussia, and the European setting of many of his stories reflected his international outlook. In 1875, returning from a visit to Europe, he fell out of his berth and was badly injured. He was paralyzed on one side as a result of his injuries. On 1 February 1881, he died at his daughter's residence at 223 West Fifty-Fourth Street in New York City, at the age of 65 years.

The residence of Francis A. Durivage is currently owned by the Commonwealth of Massachusetts, and as part of the Fernald Development Center campus, is included in the National Register of Historic Landmarks. If the Department of Mental Retardation closes the institution, the historic designation may protect many buildings from demolition. Waltham residents hope that the Massachusetts Historic Commission will require the preservation of the house, should the Fernald property be declared surplus.

Note: A number of books written by Francis A. Durivage can be found at the Boston Public Library, Harvard University Houghton Library and the largest number at the American Antiquarian Society in Worcester.

Sources:

- Phineas Lawrence, "Trapelo! Past and Present," *Waltham Sentinel*, Vol. III, No. 43, Nov. 5, 1858.
- United States Federal Census 1860, Waltham, Massachusetts, Series M563, Roll 511, page 529.
- "Francis A. Durivage," *Ballou's Pictorial*. Vol. XII. No. 12. November 21. 1857.
- "The Late Capt. Durivage," *Waltham Sentinel*, May 16, 1862.
- "Francis Durivage Dead. His Long Career in This City as a Writer and Journalist." *New York Times*, February 4, 1881, page 8.
- "Francis Alexander Durivage," *Encyclopedia of American Biography, Handy Book of American Authors*. New York: Thomas Y. Crowell and Co., 1907. Available on-line at [www.ancestry.com](http://www.ancestry.com).
- "Francis Alexander Durivage," *Dictionary of American Biography* Base Set. American Council of Learned Societies, 1928-1936. Reproduced in *Biographical Resource Center*. Farmington Hills, MI: Thomson Gale, 2005. <http://galenet.galegroup.com/servlet/BioRC>
- *Appleton's Cyclopedia of American Biography*, edited by James Grant Wilson and John Fiske. Six volumes, New York: D. Appleton and Company, 1887-1889 & edited Stanley L. Klos, 1999, [www.famousamericans.net/francisalexanderdurivage/](http://www.famousamericans.net/francisalexanderdurivage/)
- Mrs. D. T. Davis, "The Daguerreotype in America," *McClure's Magazine*, Vol. 8, No. 1, Nov. 1896, reprinted at [www.daguerre.org/resource/texts/davis/davis.html](http://www.daguerre.org/resource/texts/davis/davis.html)
- Francis A. Durivage, "All," *The World's Best Poetry*, Vol. 8, Bliss Carman, ed., 1904, [www.fullbooks.com](http://www.fullbooks.com)
- Francis A. Durivage, "The Cavalry Charge," [www.civilwarcavalry.com/durivage/htm](http://www.civilwarcavalry.com/durivage/htm)
- Francis A. Durivage, "Bunker's Hill," *The United States Democratic Review*, Vol. 2, Issue 7, June 1838, pp. 243-246, The Making of America, Cornell University Library, <http://cdl.library.cornell.edu>

THE CAVALRY CHARGE.

With bray of the trumpet  
And roll of the drum,  
And keen ring of bugle,  
The cavalry come.  
Sharp clank the steel scabbards,  
The bridle-chains ring,  
And foam from red nostrils  
The wild chargers fling.

**Tramp! tramp! o'er the greensward**  
That quivers below,  
Scarce held by the curb-bit  
The fierce horses go!  
And the grim-visaged colonel,  
With ear-rending shout,  
Peals forth to the squadrons  
**The order "Trot out!"**

One hand on the sabre,  
And one on the rein,  
The troopers move forward  
In line on the plain.  
**As rings the word "Gallop!"**  
The steel scabbards clank,  
And each rowel is pressed  
**To a horse's hot flank:**  
And swift is their rush  
**As the wild torrent's flow,**  
When it pours from the crag  
On the valley below.

**"Charge!" thunders the leader:**  
Like shaft from the bow  
Each mad horse is hurled  
On the wavering foe.  
A thousand bright sabres  
Are gleaming in air;  
A thousand dark horses  
Are dashed on the square.

Resistless and reckless  
Of aught may betide,  
Like demons, not mortals,  
The wild troopers ride.

Cut right! and cut left! —  
For the parry who needs?  
The bayonets shiver  
Like wind-shattered reeds.  
Vain — vain the red volley  
That bursts from the square, —  
The random-shot bullets  
Are wasted in air.  
Triumphant, remorseless,  
Unerring as death, —  
**No sabre that's stainless**  
Returns to its sheath.

The wounds that are dealt  
By that murderous steel  
Will never yield case  
For the surgeon to heal.  
Hurrah! they are broken —  
Hurrah! boys, they fly —  
None linger save those  
Who but linger to die.

...Francis A. Durivage

ALL.

There hangs a sabre, and there a rein,  
With a rusty buckle and green curb chain;  
A pair of spurs on the old gray wall,  
And a mouldy saddle--well, that is all.

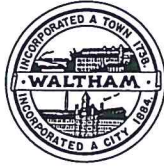
Come out to the stable--it is not far;  
The moss grown door is hanging ajar.  
Look within! There's an empty stall,  
Where once stood a charger, and that is all.

The good black horse came riderless home,  
Flecked with blood drops as well as foam;  
See yonder hillock where dead leaves fall;  
The good black horse pined to death--that's all.

All? O, God! it is all I can speak.  
Question me not--I am old and weak;  
His sabre and his saddle hang on the wall,  
And his horse pined to death--I have told you all.

... Francis A. Durivage

City of Waltham  
City Hall, Purchasing Dept.  
610 Main St.  
Waltham MA 02452



*Fernald*  
PURCHASE ORDER

18247

Issue Date

07/28/2017

## PURCHASE ORDER

MAIL ALL INVOICES TO THE "SHIP TO" ADDRESS

Vendor No.	Requisition No.	Department
26421	248	HOUSING

**ISSUED TO:**

EFI GLOBAL, INC.  
155 WEST STREET, SUITE 6  
WILMINGTON, MA 01887

**SHIP TO:**

GOVERNMENT CENTER  
HOUSING DEPARTMENT  
119 SCHOOL STREET  
WALTHAM, MA 02451

FOR MORE INFORMATION CONTACT PURCHASING DEPARTMENT

TELEPHONE NO.: 781-314-3240

Item	Quantity	Description	Account No.	Unit Price	Extended Price
1	1.00	LIMITED EXTERIOR ASBESTOS SURVEY	861-183-7520-5202	\$2,380.00	\$2,380.00

**FOR:**

CARDINAL COTTAGE, FORMAL FERNALD SCHOOL SITE

ASBESTOS SURVEY - 1 DAY ON SITE = \$850.00

PLM BULK SAMPLE ANALYSIS - 25 SAMPLES @ \$12.00 / SAMPLE  
= \$300.00

SURVEY REPORT (LUMP SUM) = \$450.00

REIMBURSABLE EXPENSES (MILEAGE, EQUIPMENT, ETC) = \$130.00

OPTIONAL FEE - ROOFING SUBCONTRACTOR - 1/2 DAY ON SITE = \$650.00

PER PROPOSAL # 2017-0068, DATED MAY 26, 2017

MASS. SALES TAX EXEMPT  
PURCHASER CERTIFICATE NO.  
E046-001-416

**TOTAL OF PURCHASE ORDER** **\$2,380.00**

THE PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL  
SHIPPING LABELS, PACKING SLIPS, INVOICES AND  
CORRESPONDENCE. ALL SHIPMENTS SHALL BE MADE PREPAID.

RECEIVED

JUL 28 2017

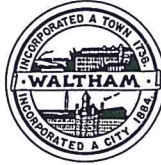
MAYOR'S OFFICE

*[Signature]*  
PURCHASING AGENT

*[Signature]*  
AUDITOR

*[Signature]*  
MAYOR

City of Waltham  
City Hall, Purchasing Dept.  
610 Main St.  
Waltham MA 02452



Fernald

PURCHASE ORDER

18340

Issue Date

09/06/2017

## PURCHASE ORDER

MAIL ALL INVOICES TO THE "SHIP TO" ADDRESS

Vendor No.	Requisition No.	Department
26421	341	HOUSING

**ISSUED TO:**

EFI GLOBAL, INC.  
155 WEST STREET, SUITE 6  
WILMINGTON, MA 01887

**SHIP TO:**

GOVERNMENT CENTER  
HOUSING DEPARTMENT  
119 SCHOOL STREET  
WALTHAM, MA 02451

FOR MORE INFORMATION CONTACT PURCHASING DEPARTMENT

TELEPHONE NO.: 781-314-3240

Item	Quantity	Description	Account No.	Unit Price	Extended Price
1	1.00	HAZARDOUS MATERIALS SURVEY & ABATEMENT SPECS.	861-183-7520-5202	\$6,070.00	\$6,070.00

LOCATION - CARDINAL COTTAGE - FORMER FERNALD SCHOOL SITE

SCOPE OF SERVICES ON FILE IN THE HOUSING DEPARTMENT AND IN THE  
PURCHASING DEPARTMENT

PER PROPOSAL DATED SEPTEMBER 1, 2017

\*\*\* WALTHAM HOUSING TRUST FUNDS \*\*\*

MASS. SALES TAX EXEMPT  
PURCHASER CERTIFICATE NO.  
E046-001-416

**TOTAL OF PURCHASE ORDER** **\$6,070.00**

THE PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL  
SHIPPING LABELS, PACKING SLIPS, INVOICES AND  
CORRESPONDENCE. ALL SHIPMENTS SHALL BE MADE PREPAID.

  
PURCHASING AGENT

  
AUDITOR

  
MAYOR

SECTION 025000  
ASBESTOS ABATEMENT

**PART 1 - GENERAL**

**1.01 GENERAL PROVISIONS**

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all sections within DIVISION 1 – GENERAL REQUIREMENTS that are hereby made a part of this Section. Note also all Alternates and Addenda.
- B. For the purpose of this Section, the following definitions apply:
  - "Site"* shall refer to the property located at 282 Trapelo Road, Waltham, Massachusetts
  - "Contractor"* shall refer to the Asbestos Abatement Contractor.
  - "Architect"* shall refer to Alex Knox, AIA
  - "Consultant"* shall refer to EFI Global, Inc.
  - "ACM"* shall refer to asbestos-containing material
  - "ACWM"* shall refer to asbestos-containing waste material

**1.02 RELATED REQUIREMENTS**

- A. Examine the Project Drawings prepared by the Architect and all other specification sections for requirements affecting the work of this Section whether or not such work is specifically mentioned in this Section.
- B. Coordinate work with that of all other trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of all work under the Contract.

**1.03 DESCRIPTION OF WORK**

**A. PROJECT DESCRIPTION**

The Contractor shall furnish all labor, materials, equipment, and services for the removal and disposal of all specified asbestos-containing roofing materials, as outlined in the specifications and Project Drawings.

- 1. The project involves the exterior removal of asbestos cement siding shingles, door caulking, and roofing tars/felts as identified below. The black tar paper behind the asbestos cement siding shingles shall be disposed as asbestos-ACWM. The Contractor is responsible for removal and proper disposal of all ACM and ACWM.

MISCELLANEOUS HAZARDOUS MATERIALS REMOVAL SPECIFICATIONS  
CARDINAL COTTAGE  
282 TRAPELO ROAD  
WALTHAM, MASSACHUSETTS

6. File all necessary notices, obtain all permits and licenses, and pay all governmental taxes, fees, and other costs in connection with the work. Obtain all necessary approvals of all governmental departments having jurisdiction.
  7. Perform all sampling and testing required to properly profile the material for waste disposal. This shall also include all testing required by the disposal or recycling facility.
  8. All costs for the testing shall be borne by the Contractor.
  9. Comply with the Contractor's submitted Health and Safety Plan.
- B. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 025000 – ASBESTOS ABATEMENT AND RELATED WORK
- C. The following miscellaneous hazardous materials are to be removed and disposed as part of the scope of work:

Material Description (Hazard)	Material Location	Estimated Quantity
275-Gallon Aboveground Fuel Oil Storage Tank	Basement	2 Units
Air Conditioner	Basement	1 Unit
Refrigerator Units	Kitchen	1 Units
Fire Extinguishers	Throughout Interior	2 Units
Mercury Switches	Throughout Interior	4 Units
Smoke Alarms	Throughout Interior	3 Units
TV/Computer Monitors	Throughout Interior	7 Units
Paint Cans	Throughout Interior	30 Units
Petroleum in Garbage Buckets	Exterior	50 Gallons

The Contractor shall perform a detailed inventory of the building and remove and properly remove of all containerized wastes present on the interior and exterior.

### 1.3 SCHEDULING AND SEQUENCING

- A. The Contractor shall develop a hazardous materials removal schedule for each phase of the work at the Pre-Construction Conference. The Architect may choose to alter the work sequence as they see fit.
- B. The Contractor shall update the schedule and submit any schedule changes for review by the Architect at the weekly construction meetings.

**SECTION 026000**

**MISCELLANEOUS HAZARDOUS MATERIALS REMOVAL**

**PART 1 - GENERAL**

**1.1 GENERAL PROVISIONS**

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 1 - GENERAL REQUIREMENTS that are hereby made a part of this Section of the Specifications.
- B. Equality of material, article, assembly or system other than those named or described in this Section shall be determined in accordance with the provisions of Article V of the CONTRACT AND GENERAL CONDITIONS.

**1.2 DESCRIPTION OF THE WORK**

- A. The Contractor shall provide labor, materials, and equipment to complete the work specified in this Section including, but not limited to, the removal and lawful disposal of hazardous materials, hazardous wastes, and special wastes. Generally, the management of miscellaneous hazardous materials shall include, but not be limited to:
  - 1. Characterization (any testing that may be required by a disposal facility), removal, and disposal of hazardous materials or potentially hazardous materials.
  - 2. Characterization (any testing that may be required by a disposal facility), removal, and disposal of fluorescent light ballasts, capacitors, and transformers throughout the site building.
  - 3. Characterization (any testing that may be required by a disposal facility), removal, and disposal of contained gear oils, hydraulic oils and refrigeration liquids, etc. from various pieces of machinery and equipment, throughout the site building and structures to be demolished.
  - 4. Characterization (any testing that may be required by a disposal facility), removal, and disposal of all containers, drums, and unknown materials throughout the site building and structures to be demolished.
  - 5. Characterization (any testing that may be required by a disposal facility), removal, and disposal of loose paint chips and flaking and peeling paint from walls and floors throughout the site building and structures to be demolished.

**SECTION 028000**

**LEAD BASED COATINGS REMOVAL  
AND  
LEAD DUST CLEANUP**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 01 - GENERAL REQUIREMENTS which are hereby made a part of this Section of the Specifications.
- B. This Section specifies renovation or demolition of structures and building components coated with paint containing lead and lead-containing dust.
- C. Examine all Drawings and all other Sections of the Specifications for requirements of related sections affecting the work of this Section. A lead determination of the Site building indicates that various painted components are considered to be lead-containing.
- D. The work of this Section shall be performed as stated herein. In performing the work of this Section, the Contractor shall refer to other Sections for additional procedures. The Contractor is responsible for the coordination of the work of this Section with related work. No delays in completion of the work may be claimed for lack of coordination.
- E. Contractor shall comply with all applicable local, state, and federal guidelines and regulations regarding all work involving the presence of lead-containing paint and lead-containing dust.
- F. The work of this Section references work of the Contractor performing the demolition. Additionally, requirements of the Contractor regarding coordination and related work are identified in this Section and shall be considered the responsibility of the Contractor.

**1.2 DESCRIPTION OF WORK**

- A. The work of this Section includes demolition of building components or chemical stripping paint from window/door frames coated with paint containing lead. The specific scope of work is specified on the Project Drawings. The procedures described herein apply to all demolition work where a worker may be occupationally exposed to lead as well as to the disposal of the demolition debris. The Contractor shall assume that any painted surface not tested under this specification shall be assumed to contain lead paint and it shall be the Contractor's responsibility to protect workers performing under this Contract. This may require additional testing by the Contractor to verify lead content.
- B. The Contractor shall assume full responsibility and liability for the compliance with all applicable Federal, State and local regulations pertaining to work practices, hauling and disposal of hazardous waste, protection of workers and visitors to the site, and persons occupying areas adjacent to the site. The Contractor shall hold the Designer and Owner harmless for failure to comply with any applicable work, hauling, disposal, safety, health or regulation on the part of himself, his workers or his subcontractors.
- C. The Contractor is required to ensure the protection of workers performing any related demolition work that will affect surfaces coated with lead containing paint, lead-containing dust, fumes, as well as, protecting the public and the environment from exposure to lead dust and fumes.

## Casey-Brenner, Colette

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**From:** Flanagan, Deborah  
**Sent:** Wednesday, March 21, 2018 8:58 AM  
**To:** Casey-Brenner, Colette  
**Subject:** RE: number update

Rental for Cardinal Cottage For a 4 person household, using HUD 2017 Income limits would be \$1953.00 per month (23,436 annually x 2 = \$46,872 total annual rental income)

Purchase price on 2 bedroom condos would be affordable using the same income limits for a 4 person household : \$339,500 with a 20% down payment

Deb

-----Original Message-----

**From:** Casey-Brenner, Colette  
**Sent:** Tuesday, March 20, 2018 4:40 PM  
**To:** Flanagan, Deborah <dflanagan@city.waltham.ma.us>  
**Subject:** FW:

From Mayor.

-----Original Message-----

**From:** copier@city.waltham.ma.us [mailto:copier@city.waltham.ma.us]  
**Sent:** Tuesday, March 20, 2018 4:39 PM  
**To:** Casey-Brenner, Colette <ccbrenner@city.waltham.ma.us>  
**Subject:**

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TASKalfa 3500i  
[00:c0:ee:a6:e3:2c]  
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