

Community Preservation Committee (CPC) Public
Meeting and Hearing - March 15, 2016
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: William W. Durkee Jr., CPA Program Manager,
Waltham Community Preservation Committee (CPC)

Note: This meeting was held in the City of Waltham, City Hall,
Council Chambers, 610 Main Street.

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community
Access Channel) video recorded the Meeting.

B. Roll Call by Clerk Dan Melnechuk

Present: Chair Diana Young, Clerk Dan Melnechuk, Mr. Justin
Barrett , Mr. Bob LeBlanc, Mr. Kevin Dwyer, Mr. Jerry
Dufromont, Mr. Randy LeBlanc (7:05), Mr. Sean Wilson, Tom
Creonte. Absent: none. Program Manager: William Durkee -
present. A Quorum of eight, later nine, was declared present.

C. Minutes - Clerk.

Minutes of the February 9, 2016 CPC Meeting. A Motion was made
to accept the Minutes. The Motion was seconded, and passed
unanimously with eight in favor and one absent ("Final", 8
pages, attached).

D. New Business - CPC Chair Young described the CPC process of
the four new applications to be heard as a presentation by each
applicant as its Public Hearing for CPC actions by the CPC this
evening.

1. Gore Place Society. Historic, West Wing \$200,000
Susan Robertson, Executive Director, Gore Place described the
proposed work to be done on the 1806 mansion (Application, 10
pages, previously provided February 9), exclusively on the West
Wing. The presentation was essentially the same as reported for

the previous CPC Meeting February 9. No speakers for or against the project were noted. The CPC questioned the methodology for arriving at the amount requested. The architect and contractors estimates with past experience were used for the Application, and the project would be put out to bid. A list of public benefits was included in the Meeting packets (attached, 1 page), and further benefits such as public open house events and an August hosting of the Vietnam War Memorial noted. The multiple causes for exceeding earlier project estimates were explained. A Motion was made, seconded, and passed unanimously by roll call for a favorable Recommendation of \$200,000 to the City Council.

2. Sacred Heart Church. Historic, Façade, \$86,400.

It was noted that the Historical Commission had not written a letter of approval, but the public hearing would continue. Bernadette Scalese, representing the Pastor, presented the Application (Application, 5 pages, previously provided February 9). The primary purpose of the building is for "outreach", and the food pantry. A drive for Boston homeless veterans is ongoing from the youth group. The structure was built in the 1920's using unique architectural elements. The design of wood around the windows and a brick face require specialty work for waterproofing and masonry. Folan Waterproofing and Construction would restore and reconnect the façade, restore the columns, and listed the construction aspects required in their estimate. Site view pictures were offered by the Chair to the CPC and public after the presentation. No speakers for or against the project were noted. The CPC questioned how the contractor was chosen. Folan's specialties were said to be uncommon in small construction companies. Additional funds will be spent by the Church for interior work. Additional prices for the work was suggested as a normal procedure to get the best price. The church Buildings and Grounds Committee did find the estimate and expertise reasonable along with the Archdiocese recommendation. Approval of the Archdiocese is always required. Bob LeBlanc offered to assist in finding suitable alternative prices for the work and asked other members if they wished to assist. A Motion was made, seconded, and passed unanimously by roll call vote to table the Application until the next CPC Meeting.

3. Metro West CD - Community Housing, Jennifer Van Campen, Executive Director, Metro West Collaborative Development (Metro West CD) \$2,600,000 (Application, 16 pages, previously provided February 9). A new chart titled "Affordable Housing Structure" was provided (one page, attached). In the Application the list of five properties in Waltham used by Metro West to

develop the likely costs for acquisition were discussed. These were available during the past 12 months. Most were more than 100 years old and located in the South side of Waltham. Renovation needs ranged from minimal to extensive to achieve 30 year non-renovation units. Costs were \$180,000-250,000/unit and three to nine units per structure. This plan to acquire existing structures does not increase the density of any neighborhood. The funding consortium would be led by Boston Community Capital. No speakers in favor or opposed were noted. The CPC raised several questions regarding maintenance, done by Metro West, and renovations by Maloney Properties. "Non displacement" is a goal of Metro West regarding tenants but inevitable exceptions would be assisted by a relocation fund. Annual income certification, and annual inspections are required by State and Federal programs. The projected rental cost are now \$997 for a one bedroom and \$1,200 for two bedrooms. Costs were discussed with the CPC portion about \$100,000 for the 26 units which could be placed in reserve until needed. Deed restrictions can prevent any use except Affordable Housing (AH). Only a non-profit can own the AH units. Low Income Housing Tax Credits (LIHTC) are solely used for rental units. Tenant payment of utilities is offset by rental reduction. All parties in the proposal share some risk. Boston Community Properties has a high risk for the "bridge financing" of about \$378,000/unit. This proposal is to have finished units for about \$400,000, which is average in the metropolitan area. The Chair will ask for DOR assistance to establish financial and fair housing rules. A Motion was made, seconded, and passed unanimously for continuation of the hearing for the Metro West Application.

4. Music Hall - Historic, Exterior, roof \$350,573
Jim McElroy, owner, Music Hall Realty Trust, 14-22 Elm St., presented the Application (Application, 31 pages, including a one page rendition of the façade by Metro Sign & Awning, previously provided February 9). It was said to be the oldest commercial building in Waltham, built in 1879. The prominent Philosophical Institute occupied the building until 1917. About 1915 a vaudeville theater started there and in the 1920's the marquis was added to the façade. It then served as a movie theatre until 1935. Mr. McElroy has been a tenant since 1973. As the owner since about 2006, he has maintained the structure and utilities, and added or renovated the upstairs apartments and storefronts since then. The Waltham Downtown Revitalization Committee asked him to restore the façade using CPA funds. Doyle Engineering and Sally Zimmerman of New England Antiquities (HNE) assisted in the Application, and the Waltham Historical

Commission (WHC) will assist with oversight. Mr. McElroy will work as the General Contractor to keep the cost to a minimum. He used the scope of sub-contractors for painting, electrical, masonry, and roofing from the original bids which were in the \$600,000 to 800,000 range. His personal oversight will save \$100,000's. He used Waltham sub-contractors where possible and received at least two bids for each aspect. Mr. McElroy's personal finances would not be sufficient to preserve the building and restore the façade. The public would benefit from restrictions in the deed.

Jennifer Rose, as a preservationist, city planner and Waltham resident, now specializing in Downtown revitalization spoke, in favor. The Music Hall was described as "unique", and the "epicenter" of the downtown. The Downtown Partnership saw this building as what should be there to make the area "thrive". The upper story housing and shops are ideal "refill". Its beauty, prominence and cooperative ownership are "great assets". However, private owners do not have the same pool of preservation funds as non-profits. No additional speakers for the project, nor opposed, were noted.

The CPC noted it was the first for profit request and required due diligence. A "recapture" provision with a 25-30 year depreciation to protect against a quick turnover of owners was thought to be doable. The Chair will research the issue. Windows on the façade, but not on the storefronts, will be restored and the 5 in the marquis as stained glass. The roof will be replaced and is attached to the façade. Bids will be taken for the restoration of the marquis electrical work. The letter of approval from the Waltham Historical Commission (WHC) was received by the Chair and will be sent to the CPC (1 page, attached). A Motion was made, seconded, and passed unanimously by 9 to 0 vote to continue the hearing until the next meeting.

4. A motion was made, seconded, and passed with a vote of 9 to 0 to authorize the Chair to go to the Waltham Law Department regarding Applications from the Metro West CD and the Music Hall.

E. Old Business

1. Update of the CPC Recommendation to the City Council of the Waltham Housing Authority Tenant Rental Assistance (TBRA or Voucher) Program. The Chair noted that September CPC Recommendation was voted by the Council December 28, vetoed by

the Mayor January 6, and the Council over ruled the veto January 25. The Mayor was uncomfortable with the process to accept recipients. Following discussions with the Waltham Housing Authority (WHA), former Director Walter McGuire, Housing Division of Planning, and attorney for the DHCD, the WHA/City Agreement has been written for review by the Mayor. If the details are not what the CPC has approved, the Chair would bring the agreement back to the CPC for its acceptance.

2. Update on Appraisals - 1 Balm Avenue & 67 Crescent St.
The Chair received the Appraisal for 67 Crescent St. The Mayor will receive a copy and Councilor Logan notified.

3. Budget & Finance Updates (Chair). There are few CPC projects with active spending. The demolition of buildings at the Fernald will become active soon. About \$1,000,000 has been encumbered. The Conservation Commission had an inspection on site with the contractor March 17. The TBRA is still showing as unspent. At this time there is about \$21,000,000 available in CPA funds. Assuming the TBRA is approved, the total available will be about \$19,000,000.

4. Conservation Restrictions (CR's) Vice-Chair, Kevin Dwyer. There were no changes.

5. Status of Appropriated CPC Projects. Wellington House. The Chair noted there were \$47,000 of unspent, unencumbered funds which may be returned. Storm windows will not be installed as the current use won't justify that. The Program Manager will check to determine whether a spending deadline exists.

F. Announcements/Correspondence - Program Manager & Chair

1. Application Inquiries - Program Manager & Chair (none)

G. For the Good of the Committee - Chair

1. Plan amendment to reduce the review steps.

Per Clerk Melnechuk, there were some typos in the language which will be corrected and proposed for change by the next CPC Meeting.

2. Set the Date for the Annual Public Input Hearing.

The Chair proposed holding the Annual Input Meeting as the scheduled April 12 Meeting. The Gore Place Carriage House is

available for the April Meeting and would serve as a visible benefit of CPA spending. As part of the meeting, a short presentation of the Carriage House move and restoration may be possible. To encourage attendance from the distant South side of the City, the City trolley shuttle from City Hall is possible. The use of the Carriage House would be at no cost. The Public Input hearing and April 12 meeting will be confirmed and published as soon as possible.

H. ADJOURN. A Motion to adjourn was made, seconded, and passed unanimously by voice vote of the CPC.