

**Updated 12-1-2010**

**ARTICLE 6. Pursuant to the provisions of General Laws Chapter 44B, to appropriate monies from Community Preservation Fund annual revenues or available funds for the undertaking of community preservation projects, including the supplemental funding for the Clock Tower Project approved by the 2009 Annual Town Meeting, and all other necessary and proper expenses for the year; or take any other action relative thereto.  
(Community Preservation Committee)**

This Article seeks approval of an appropriation from funds in the Community Preservation Fund reserved for historic resources to provide additional funds for the repair and preservation of the Isaac Sprague Memorial Clock Tower (Clock Tower), located in Elm Park.

### **Background on the Community Preservation Fund**

In 2002, Wellesley accepted the Community Preservation Act (CPA) and formed the Community Preservation Committee (CPC). Pursuant to the CPA, Wellesley imposes a 1% surcharge on the local property tax (taxes on the first \$100,000 of a property's value are exempt from the surcharge as are taxes on certain low income housing). Funds raised through the local surcharge are matched annually by monies from a Massachusetts Community Preservation Trust Fund, which is made up of revenues collected statewide from Land Court and Land Registry fees. Funds received through the surcharge and the State match are held in the Community Preservation Fund and appropriated for projects falling within any of four categories -- open space, historic resources, recreational uses and community housing. Appropriations from the Community Preservation Fund are made by Town Meeting (TM) based upon recommendations of the CPC. Appropriations from the Community Preservation Fund reduce the fund balance available for new projects, but have no direct tax or budget impact. As of June 30, 2010, there was \$6,995,403 in the Community Preservation Fund, \$1,887,182 of which was encumbered by appropriations for projects already approved by TM, leaving \$5,108,221 available for future projects. Of this amount, \$665,162 has been reserved for historic resources. Any appropriation for the Clock Tower will be taken from this reserve.

### **The Clock Tower Project**

The 2009 ATM approved a FY10 appropriation from the Community Preservation Fund to the Department of Public Works (DPW) in the amount of \$65,000 for structural repairs to and preservation of the Clock Tower. The Clock Tower, which was built in 1928, is located on the grounds of historic Elm Park. The Clock Tower was commissioned by Isaac Sprague to house the clock and bell from the old Shaw School. The Clock Tower was listed on the National Register of Historic Places in 2007 and has been determined by the Wellesley Historical Commission to be significant to the history of Wellesley. The Clock Tower is in need of repairs, including re-pointing of masonry joints, replacement of the wooden door and surrounding stone, and repainting of the interior stairway. The Wellesley Historical Commission, the Wellesley Natural Resources Commission and the DPW all support the preservation of the Clock Tower.

The \$65,000 approved by the 2009 ATM was, at the time, the expected budget for the project. In May 2010, the DPW received three proposals for the project ranging from \$86,400 to \$143,752. Because the appropriation approved by TM was insufficient to fund the lowest of these bids, the DPW declined to award a contract and applied to the CPC for an additional appropriation. As this Report goes to print, the DPW is soliciting new bids for the work and expects to select a bid and submit it to the CPC for approval prior to the STM. If the additional

appropriation is approved by the CPC and TM, work will commence in the summer of 2011 and be completed in the fall of 2011. The work will be overseen by the DPW.

~~Advisory will make its recommendation at Town Meeting.~~  
**Advisory recommends favorable action, 13-0.**