

# Full Application for CPA Funding

**Submit to: Community Preservation Committee**

Wellesley Town Hall  
525 Washington Street  
Wellesley, Massachusetts 02482  
Email: [cpc@wellesleyma.gov](mailto:cpc@wellesleyma.gov)

**Name of Applicant/Contact Person** Erin Hester

**Sponsoring Organization, if applicable** Wellesley Historical Commission

**Mailing Address** Wellesley Historical Commission  
Wellesley Town Hall,  
525 Washington Street,  
Wellesley, Massachusetts 02482

**Daytime Phone** 781-772-1195 **Email** emhester@verizon.net

**Name of Proposal** Cultural Resource Inventory – Phase I **Date** 12/09/09

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

**CPA Funding Requested \$** 30,000 **Total Cost of Proposed Project \$** 30,000

**PROJECT DESCRIPTION:** In describing the project, please include detailed answers to the following questions. Applications will be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits as necessary.

1. **Goals:** What are the goals and purposes of the proposed project? Who will benefit and why? How will success be measured?

Description of Goals

The goal of the proposed project is to update a portion of the records for the Town of Wellesley in the Inventory of Historic and Archeological Assets of the Commonwealth of Massachusetts (Inventory.) This project would be the first in a series with a program goal to bring the Wellesley records up to date.

The Massachusetts Historical Commission (MHC) maintains the Inventory. This statewide inventory contains a record of information on buildings, structures, objects, areas, burial grounds, landscape features, and sites that are of historical, architectural, or archaeological importance to the community, the state, or the nation. It is also known as a cultural resource inventory. The Wellesley Historical Commission contributes surveys of eligible properties found in the Town of Wellesley.

In 2009, the Wellesley Historical Commission engaged an architectural historian / preservation consultant to assess the existing Inventory for properties in the Town and to assist the Commission in preparing a plan for updating the Inventory. The last major update was completed nearly 20 years ago. The consultant will make her final report in January 2010.

In this phase, the Commission proposes to focus on Wellesley's village centers. As determined as part of the current project to assess the existing inventory records, these are not well represented in the existing Inventory. Village areas will include a mix of commercial, institutional and residential building uses. Preliminary identification of focus areas are:

- Wellesley Lower Falls Village Area
- Wellesley Square Village Area
- Wellesley Hills Village Area
- Wellesley Falls Village Area

The final list of areas and definition of the bounds of those areas, and a cost estimate for completing Inventory forms for each of them, is currently being developed as part of the current assessment and planning project.

This project is part two of a longer term program. The long term goal is to complete an up-to-date cultural resource inventory. This supports ideas presented in the 2007-2017 Update of the Wellesley Comprehensive Plan:

- Chapter 4, "Housing and Residential Character," identifies maintenance of the physical form of Wellesley's residential neighborhoods as a major goal. To achieve this goal, the Plan recommended that the Town adopt as a policy the exploration of ways to maintain neighborhood character.
- Chapter 7, "Natural and Cultural Resources," presents preservation as having a major role for the future of the town. To maintain and enrich community character, the goal for the town is to preserve historic and cultural resources, including cultural landscapes. To achieve this goal, the Plan urged the identification of cultural resources for preservation, the creation of broad-based educational programs about our historic and cultural resources, and the preservation of these resources.

### Beneficiaries

Wellesley residents, institutions, businesses and visitors will benefit from this project, directly or indirectly. In updating the Wellesley Inventory records, we will develop a current resource that will have the potential to be a decision making tool for town planners, property owners and developers. Information will be readily available at no direct cost to those parties. Maintenance and improvements in the quality of Wellesley's physical environment should result.

Using this tool, town planners will be better equipped to guide the town to make informed choices pertaining to development and construction, where preservation, maintenance or restoration of the existing natural and built environment is warranted and/or being considered. The Planning Department has expressed support for this

project with expectation of this kind of benefit to its department and the Planning Board.

Residential, commercial, institutional and government property owners will have access to publicly available research on their properties which may assist them in planning and implementing development, design and construction projects. Ideally, this will promote the goals of the Wellesley Comprehensive Plan pertaining to maintenance of neighborhood character and preservation of natural and cultural resources.

Where historic properties are involved, developers of all sorts will have the potential opportunity to move more expeditiously through project government approval processes, by availing themselves of Inventory research that has been done in advance of their project. For example, impact of a proposed project on neighboring historic properties could be quickly evaluated by government entities responsible for assessing the impact of a project on historic properties and neighboring historic properties.

### Measurement of Success

Success will be demonstrated by the following achievements:

- Completion of research and documentation on survey forms, which will identify historic resources and provide information to evaluate those resources;
- Incorporation of those forms into the MHC Inventory data base and a publicly available records collection located in the Town of Wellesley (i.e. Wellesley Free Library reference collection);
- Through a public presentation, education of members of the public on the cultural significance and value of preserving and rehabilitating Wellesley's historic village areas;
- Use of the project research data by Wellesley's Planning Department, Planning Board, Design Review Board, Historical Commission, Historic District Commission and other government officials to inform their work, in such a way as to protect character defining features of Wellesley's cultural landscape; and
- Use of project research data by property owners and developers to inform development in such a way as to protect character defining features of Wellesley's cultural landscape.

2. **Community Need:** Why is this project needed? Does it address needs identified in existing Town plans?

Cultural resource inventories are a resource for town planning and community preservation. They serve as a basic tool in preservation planning, which help communities to define and protect the character of the physical environment, while managing growth and change. Identifying and evaluating historic resources is a first step towards selectively protecting those features which are most important to the community and which merit preservation. They provide reference information that is

useful in educating owners, developers, architects and engineers who are engaged in potential and active building projects. They also serve as permanent records of properties and sites as they evolve and that may be lost over time. These may be used for education about and research into Wellesley's history.

Many of the goals and objectives in the 2007-2017 Comprehensive Plan convey a desire of members of the Wellesley community to maintain Wellesley's "character." This project will assist in meeting some of those goals and objectives of the Plan. Examples of such goals are:

- *Maintain the physical form of Wellesley's residential neighborhoods by balancing community standards with individual interests.*
- *Strengthen Town zoning regulations and design guidelines, and their enforcement, to ensure continuity of town character and quality of life.*
- *Preserve cultural resources, including cultural landscapes, to maintain and enrich community character.*

3. **Community Support:** What is the nature and level of support and/or opposition for this project?

As part of the most recent Comprehensive Planning process, residents of Wellesley were surveyed on their concerns for the Town's future. 66% resident respondents said that they agreed with the statement "I would love to see more historic buildings preserved in Wellesley." Of survey responses to similar statements, only one other statement received more positive replies.

Property inventories that are archived with the Massachusetts Historical Commission are publicly available records and resources, with copies at the State Archives and the Wellesley Public Library. A complete and current property inventory would enable informed planning and decision making towards selectively preserving cultural resources in Wellesley in a manner that supports community goals.

4. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. (NOTE: CPA funds may NOT be used for maintenance.) Include a multiple-year budget, if appropriate.

The proposed total project budget is \$30,000:

Consultant fees	\$29,000
Printing	900
Other administrative costs	<u>100</u>
	\$30,000

5. **Funding:** What funding sources are available, committed or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.

At this time, no funding sources other than those requested in this application have been identified.

The Massachusetts Historical Commission (MHC) annually awards preservation planning grants, when funding is available. However, MHC has advised us that the project is ineligible for this year's grant program and that it is not known whether the grant program will be funded next year.

6. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.

If this application is approved and funds are awarded July 2010, a consultant would be selected and hired during the summer 2010. The project would be completed during the period between fall 2010 and fall 2011.

7. **Implementation:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

The Wellesley Historical Commission will implement this project.

Erin Hester will oversee this project for the Commission. Erin is an engineer and owner project manager for building projects. Her professional work has included management of building construction, renovation and historic preservation projects for government and institutional clients.

Other members of the Commission will serve as advisors in completing the project. Voting members of the Commission will approve all major decisions.

8. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a detailed five year budget.

None is required.

**ADDITIONAL INFORMATION:** Provide the following additional information, if applicable.

9. **Further Documentation:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

Not applicable.

10. **Feasibility Reports:** Any feasibility reports, renderings or other relevant studies and materials

The Wellesley Historical Commission, with an architectural historian/preservation consultant, is currently completing a Pre-Survey project. This scope of work for this project includes an assessment of current inventory records and development of a

plan to update the inventory in a prioritized manner. A final report is scheduled for completion in January 2010. A copy will be provided to the CPC at that time.

11. **Historical Preservation:** documentation that the proposed project meets at least one of the Wellesley Historical Commission's three conditions for funding.

Some of the properties in the areas identified for surveying are potentially eligible for placement on the State or National Registers of Historic Places.

In the course of completing a Pre-Survey Project, the Wellesley Historical Commission has performed a preliminary analysis of properties throughout the town. It has determined the village areas that are the subject of the proposed project, and certain properties within those areas, to be significant to the history, archeology, architecture or culture of Wellesley.

12. **Zoning Compliance:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.

None are known or anticipated.

13. **Basis of Eligibility for CPA Funds:** By State Statute, the Town may expend Community Preservation funds to

- Acquire, create, and preserve open space.
- Acquire, preserve, rehabilitate and restore historic resources.
- Acquire, create and preserve land for recreational use.
- Acquire, create, preserve and support community housing, including provide funds for the community's affordable housing trust fund.
- Rehabilitate and restore open space, land for recreational use and community housing acquired or created with fund monies.

Please describe the basis under which the proposed project qualifies.

The goal of this project is documentation and analysis of historic resources, and preservation of those historic resources that are most important to the community. Project research and analysis will assist the Wellesley community to make informed planning and development decisions pertaining to historic resources. The updated inventory will provide a basis for preservation planning and could be used in potential applications for a variety of preservation programs and partnerships. The historic resources may include open space, community housing and land used for recreational use.

**Other Information:** Any additional information that might benefit the CPC in consideration of this project, including information which is responsive to the CPC's Decision Guidelines and is not otherwise covered in this Application. The Decision Guidelines are set forth in the "Overview" section of the Community Preservation Plan which appears in the CPC Webpage at [www.wellesleyma.gov](http://www.wellesleyma.gov).