

Full Application for CPA Funding

Community Preservation Committee
Wellesley Town Hall
525 Washington Street
Wellesley, Massachusetts 02482

Name of Applicant/Contact Person, Sponsoring Organization, Mailing Address, Daytime Phone and Email address:

Cricket Vlass, Wellesley DPW (Park Division)
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Wellesley Department of Public Works
455 Worcester Street, Wellesley Hills, MA 02481
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Name of Proposal:

Sprague Memorial Clock Tower Preservation, Elm Park, Wellesley Hills

Date: **December 17, 2008**

CPA Category: **Historic Preservation**

CPA Funding Requested: **\$63,500.00**

Total Cost of Proposed Project: **\$65,500.00**

SPRAGUE MEMORIAL CLOCK TOWER PRESERVATION

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

The goal is to preserve the structural and aesthetic integrity of the 80-year-old Isaac Sprague Memorial Clock Tower built in 1928 and located on the grounds of historic Elm Park. The tower was commissioned by Isaac Sprague to house the clock and bell from the old Shaw School and built of local fieldstone. Elm Park is central to Wellesley Hills and the Clock Tower stands as an icon and landmark at center of the park. Many residents and visitors come to the Hills section of Wellesley daily to patronize the local merchants and picnic in the open space provided by Elm Park.

In 2007 both the Clock Tower and Elm Park were listed on National Register of Historic Places.

Success will be measured when the tower is stabilized through structural reinforcement, weatherization and correcting deteriorating conditions.

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

The keeping of time and hourly ringing of the bells provide a tangible connection to a significant historic tradition in town however the tower is in need of work that will stabilize the building in order for it to continue this intended purpose.

The Action Plan for Wellesley Hills Square, developed by the Wellesley Planning Board, indicates that participants in the survey value the landmark Sprague Clock Tower and the special features of the area, such as the stonework used to construct the tower. **Exhibit 1.**

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

The Wellesley Historical Commission, the Natural Resources Commission, the Hills Garden Club of Wellesley, the Rotary Club of Wellesley, the Department of Public Works and adjacent merchants all currently support the preservation efforts made toward protecting the Sprague Memorial Clock Tower. All of these organizations have shown their ongoing support by contributing funds to work performed at both the Clock Tower and Elm Park during the past ten years. **Exhibit 2.**

There is no known opposition.

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 total budget for the project is \$65,500. We are requesting \$63,500 for funding consideration by the CPC. Exhibit 3.

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.

The DPW will hire a consultant to determine additional historical related preservation work needed which will be funded through DPW, Engineering Division Consulting Services Funds in the sum of \$2,000.

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.

Upon securing CPC funding, work will be started during the summer of '09 and completed in the fall of '09.

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 Department of Public Works Engineering Division will implement the project. Cricket Vlass, Landscape Planner for the DPW will be the Project Manager (acted as Project Manager for CPC funded project at Elm Park in 2005). Doug Stewart, Assistant Town Engineer for the DPW will act as Construction Manager.

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

The Department of Public Works, Engineering Division performs a structural inspection of the interior and exterior condition of the Clock Tower and it's base structure as part of it's annual Building Maintenance and Inspection Program. Maintenance is performed on an as needed basis.

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.

A copy of the original deed is included. **Exhibit 4.**

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

See “The Vision for Wellesley Hills Square” – June 2000. **Exhibit 5.**

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

The Sprague Memorial Tower was added to the National Register of Historical Places in 2007 and has been determined by the Wellesley Historical Commission to be significant to the history of Wellesley. **Exhibit 6.**

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.

There are presently no by-laws that affect this project on land owned by the Town of Wellesley.

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

- Acquire, preserve, rehabilitate and restore historic resources.

Please describe the basis under which the proposed project qualifies.

The required work falls under the category of “Preservation” as outlined by the National Park Service: “Standards for Preservation and Guidelines for Preserving Historic Buildings” as well as from the Secretary of the Interior’s Standards and Guidelines: “Archeology and Historic Preservation”. **Exhibit 7.**

**TOWN OF WELLESLEY DPW
BUILDING INSPECTION MAINTENANCE PROGRAM
"RECOMMENDED REPAIRS"**

LOCATION: SPRAGUE CLOCK TOWER		DATE OF INSPECTION: 07/16/08				
#	REPAIRS REQUIRED	Who Will Perform Repairs		Item From Last Year	Date Repairs Completed	Cost Estimate
		Complete Repairs Before				
1	Rehabilitate mortar at exterior stairs and landing area by repointing masonry joints	Contractor		Yes		\$6,500
2	Restore the cracked stone lintel/sill and the door to the Clock Tower, by removal and replacement	Contractor	10/01/09	Yes		\$12,000
3	The interior metal handrails are rusting where the handrail is anchored into the wall, rehabilitate and restore handrails, restore the interior metal stairway by scraping and recoating the stairway	Contractor	10/01/09	Yes		\$7,500
4	Interior wall cement parging at the clock level is cracking, restore by performing repairs to parging	Contractor	10/01/09	Yes		\$700
5	Rehabilitate mortar at exterior masonry walls (2,550 sf) by repointing masonry joints	Contractor	10/01/09	Yes		\$35,000
6	Clean and polish "Issac Sprague Memorial Tower" plaque	Contractor	07/01/09	No		\$1,000
7	Restore interior wood trim at four clock faces by scraping and recoating the wood trim	Contractor	10/01/09	No		\$800
8	Detailed building inspection to evaluate repointing of masonry and other historical related rehab work	Consultant	05/01/09	No		\$2,000
					TOTAL	\$65,500
Notes: Effective 06/05/2007 the Sprague Clock Tower is on the National Historical Register						
Consider using CPC funds for rehabilitation work.						