



Community Preservation Committee Meeting

Thursday, March 28, 2024 at 7:00 PM
Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on March 28, 2024, at 7PM. Location: Remote Participation Only
- B. The meeting will be recorded through WCATV (Watertown Cable Access Television) for viewing at a later date on: <http://wcatv.org>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91525442843>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 915 2544 2843
- E. Public may comment via email prior to the meeting: lhandy@watertown-ma.gov
- F. Please Visit the Community Preservation Committee Website here: <https://www.watertown-ma.gov/352/Community-Preservation-Committee>

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- 1. Call to Order
 - 2. Acceptance of Minutes
 - A. 2024-2-15-Draft-CPC-Minutes
 - 3. Committee Discussion
 - A. Approval of CPA FY2024 Funding Recommendation
 - 4. Adjourn

Mark Krackiewicz, Chair
Jonathan Bockian, Vice Chair
Bob DiRico

Dennis J. Duff
Allen Gallagher
Abigail Hammett

Jamie O'Connell
Elodia Thomas
Matthew Walter



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
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Matthew Walter

Draft Minutes of CPC Meeting Thursday, February 15, 2024, at 7:01PM, held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair (Acting Chair for this meeting); Allen Gallagher (left at 9:10pm); Dennis J. Duff; Abigail Hammett; Elodia Thomas; Jamie O'Connell (arrived at 7:04pm), and Matt Walter.

Absent: Bob DiRico

Others Present: Lanae Handy, Community Preservation Coordinator; Steve Magoon, Department of Community Development and Planning; Katie Swan; Department of Community Development and Planning; David Warner, Warner Larsen Landscape Architects; Benjamin Griffith, Normandeau Associates; Michael Albano, Department of Public Works; Leo Martin, Conservation Commission; Libby Shaw, Trees for Watertown; Joyce Kelly, Historical Society of Watertown; Nicole Gardener, City Council; Patrick Fairbairn; Donald McDonald; Michele Waldman; Linda Scott; Joan Gumbleton; Margie Wayne; Anita Ray Dobbs; Carolyn Gritter; Theo Offei; Jacky van Leeuwen; Jessica Grimsby; and Jamie Gordon.

1. Call to Order

Jon Bockian called the meeting to order at 7:02PM noting the Governor's executive order to extend the suspension of certain open meeting law provisions.

2. Walker Pond Application Amendment

A. Amended Scope of Services - Ecological Study

Steve Magoon presented the expanded scope of work for the Walker Pond Project and noted another subconsultant was brought on for a more thorough ecological study. The total project budget was now \$132,697. David Warner described the budget adjustments. He explained Warner Landscape Architects sought proposals from multiple consultants and that the Normandeau proposal was the most favorable. The proposed scope is attached to these minutes. David also presented the outline of the area controlled by the city as well as the boundaries of the study area (found in the attached presentation).

Committee Discussion and Questions

Abigail Hammett asked about the type of fee structure proposed and if Feldman was

no longer performing the wetland delineation, would they cover the flagging that Normandeau left out of their scope of work. David responded that there was a 10% markup to the Normandeau figures to provide a buffer and there would be no change in the budget unless there was a change in scope.

Elodia Thomas inquired about the \$5,000 in expenses and the tree survey. David replied the \$5,000 was a reimbursable expense budget that would cover travel to the site and any necessary excavation. He added, Feldman would perform a precise ground tree survey to inform construction drawings while Normandeau would perform a GIS mapping of trees that would be less precise.

Jamie O'Connell raised questions about the water quality testing costs, lack of details about the sampling plan, and not sampling at least once in July through September. David responded that the tests and number of tests may not be fully known. Ben Griffith of Normandeau answered that they would need to get quotes for the testing when they had samples in hand. He agreed it was unusual to end sampling in June and pointed out Normandeau would take surface and bottom samples and test for Potassium, Phosphorus, and Nitrogen. Jamie also asked whether baseflow or stormwater flows would be analyzed. Ben replied only baseflows would be studied unless that was not a realistic option based on the weather conditions. Jamie advised the scope should include some interpretation and recommendations or a menu of options for next steps. The consultants expected further investigation may result and that there would be interpretation and recommendations that would not increase costs unless it became an iterative process.

Lanae Handy asked how the funding approval date affects the project timeline. She asked if those early studies could be pushed to next year given delays in getting contracts from the procurement office.

Steve offered the planning department could potentially pay for some early season study. David noted some animal studies have a certain window and the consultants wouldn't want to miss an opportunity. He added the priority of the study was to protect and enhance habitat and help inform construction sequencing. Ben commented that frogs and birds needed to be studied in May while vernal pool studies needed to be conducted around mid- to late March.

Dennis J. Duff asked if trees at 2" diameter at breast height could be surveyed. Ben responded the industry standard was 3" and lowering to 2" would significantly increase numbers to include trees unlikely to survive.

Jamie ultimately requested a revised timeline, a cost estimate for samples analyzed externally, an extra round of sampling in July and September, and a sampling plan with specificity of locations and which nutrients would be tested for.

Jamie asked a question about the process related to whether the CPC could ask questions of the team during deliberation. She wanted to discuss whether all 10 ecological tasks should be done. Jon wanted to know what Steve thought about doing all 10 ecological study tasks. He replied, more information was better and that if the CPC would fund all 10 tasks, he thought they should be done.

Community Members' Comments and Questions

Michele Waldron and Anita Dobbs were concerned with protecting sensitive areas from construction and that studies be performed now to avoid disturbance or harm.

Leo Martin recommended doing all 10 tasks.

Linda Scott asked if David had experience designing a purely passive space, and any experience with Normandeau. David replied that he put together a team with

expertise and that his past projects were multifaceted with ecologically sensitive areas associated with them. Normandeau was selected because of their various capabilities with aquatic and land studies.

Joan Gumbleton mentioned that the area was dumped into and asked if there was any idea of clean-up costs. Steve responded that the purpose of the study was to create a design and the project wouldn't pay for clean-up. Ben could help the team decide what to do with the ecological area. For instance, Steve thought there may be things in the sediment that shouldn't be disturbed, while removing a shopping cart may make sense.

Jon said he expected the meeting would go beyond 9pm and Elodia suggested taking a vote on that. Jon stated she would be able to make a motion to adjourn at any time.

Motion: Elodia made a motion to set time for another meeting and Dennis seconded the motion.

Jon said he wouldn't entertain that motion just yet. Jon explained that he and Mark intended for there to be a motion to approve a project as proposed and then debate from there to add any amendments.

Motion: Matt Walter moved to approve the project as proposed. Jon asked if there was a second to the motion.

Motion: Dennis moved to discuss the other 3 projects and leave Walker Pond for the next meeting. Jamie emphasized the CPC should discuss the Walker Pond project while the project team was present to answer questions.

Mark seconded the motion made by Matt with an amendment to revise the scope to include recommendations based upon the ecological study, an updated timeline taking into account when studies should be done, study of the pond depth, sediment, and flow characteristics. Matt accepted that amendment. Jamie added what Steve would be willing to pay for and what would wait until next year to the amendment. Steve committed to paying for early tasks if the CPC approved the project. Elodia wanted to make certain the budget figure was adequate. Steve proposed increasing the budget to \$145,000 to cover the costs of items added to the scope and would return any funds not spent to the CPA fund.

Motion: Mark moved to revise his amendment to reflect the increased request of \$145,000.

Matt accepted the amendment with the addition of a revised scope and timeline as well as recommendations from the team and the budget increase.

Jamie O'Connell and Mark Krackiewicz initially asked for extensive water sampling regimes that included pond contours and depth, flushing rate input/outputs, and testing of sediment. Jamie asked if there was any reason to conduct this further water quality study from the design perspective. David responded that there would be time before developing construction documents to do more study and analysis. Ben added there was a potential for water quality to become lengthy and a need for baseline data to avoid the study extending beyond what is needed or to end up duplicating tests later.

Jamie asked if hazards learned from task 2 that would interfere with recreation (creating a beach, canoeing, or allowing dogs in the pond) David pointed out that the public may not want to introduce domestic animals, may want to respect the natural shoreline, or may not want water recreation.

Mark withdrew the portion of his amendment regarding analysis of sediment,

determination of the water depth and study of the water budget (inputs and outputs).
Matt accepted the revised amendment to his motion.

Abigail asked about performing all 10 tasks and where the analysis transitioned from informing the design to more maintenance related information. Jamie thought all 10 tasks made sense because they have design considerations and could allow the flexibility to integrate the design with nature and potentially incorporate migration corridors.

Jon asked for a vote on Matt's original motion with the friendly amendments.

Vote: Elodia Thomas, Jamie O'Connell, Jon Bockian, Dennis J. Duff, Mark Krackiewicz, Abigail Hammett, and Matt Walter voted in favor.

Motion: Jon moved for the CPC to obtain the revised scope in writing with the conditions as proposed by Jamie. Elodia seconded.

Vote: Matt Walter, Elodia Thomas, Jamie O'Connell, Jon Bockian, Dennis J. Duff, Mark Krackiewicz, and Abigail Hammett voted in favor.

Due to the lateness of the hour the other items on the agenda were deferred.

3. Adjourn

Motion: Dennis J. Duff moved to adjourn, and Elodia Thomas seconded the motion.

Vote: Jamie O'Connell, Abigail Hammett, Jon Bockian, Mark Krackiewicz, Elodia Thomas, Matt Walter, and Dennis J. Duff voted in favor.

Adjournment: 9:40PM

Attachments:

1. [Walker Pond Presentation](#)
2. [Walker Pond Ecological Study Proposal](#)



FY 2024 CPA FUNDING RECOMMENDATION

Submitted to the City Council
by the Community Preservation Committee

April 1, 2024

TABLE OF CONTENTS

CPA FY 2024 PROJECT FUNDING RECOMMENDATION	3
FY 2024 PROJECT RECOMMENDATION SUMMARY	2
Walker Pond Conceptual Design and Ecological Study.....	3
Saltonstall Park Rehabilitation	6
Browne House Engineering Study and Construction Documents	8
Scots Charitable Society Fence Restoration.....	10



CITY OF WATERTOWN

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Mark Krackiewicz, Chair
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Allen Gallagher
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Jamie O'Connell
Elodia Thomas
Matthew Walter

Date: April 1, 2024

To: The Honorable City Council

At its March 28, 2024, meeting, the CPC voted to recommend to the City Council a total expenditure of \$2,365,995 in CPA funds for four (4) projects. The CPC determined that the recommended projects would meet the goals expressed in the Community Preservation Plan, provide a public benefit, address a need, are ready to commence, and demonstrate some ability to leverage non-CPA funds, among other factors.

If approved by the City Council, private organizations must enter into a Grant Agreement with the City and City Departments must comply with the terms of a Memorandum of Agreement with the CPC. All entities are required to submit regular progress and budget reports. Additional specific conditions are listed as applicable to each project.

FY 2024 PROJECT RECOMMENDATION SUMMARY				
CPA CATEGORY	NUMBER OF PROJECTS	TOTAL CATEGORY RESERVE AMOUNT	UNDESIGNATED RESERVE AMOUNT	CATEGORY RESERVE FUND BALANCE
Open Space/Outdoor Recreation	2	\$1,623,561	\$535,184	\$0
Historic Preservation	2	\$207,250	\$0	\$1,434,832

The following project summaries describe the project proposals recommended for CPA funding in FY 2024. Full project applications are posted on the City of Watertown website for review at: [CPA Project Applications | Watertown, MA - Official Website \(watertown-ma.gov\)](https://www.watertown-ma.gov/cpa-project-applications)

CPA FY 2024 PROJECT FUNDING RECOMMENDATION		
OPEN SPACE/OUTDOOR RECREATION		
Walker Pond Conceptual Design and Ecological Study	Open Space/Outdoor Recreation Reserve	\$145,000
Saltonstall Park Rehabilitation	Open Space/Outdoor Recreation Reserve and Undesignated Reserve	\$2,013,745
TOTAL OPEN SPACE/OUTDOOR RECREATION FUNDING		\$2,158,745

HISTORIC PRESERVATION		
Browne House Structural Engineering Study	Historic Preservation Recreation Reserve	\$7,250
Scots Charitable Society Plot Fence Restoration	Historic Preservation Recreation Reserve	\$200,000
TOTAL HISTORIC PRESERVATION FUNDING		\$207,250

PROJECT TITLE:	Walker Pond Conceptual Design
PROJECT LOCATION:	Walker Pond, Parcel 807 1B 1A
APPLICANT/ORGANIZATION:	Department of Community Development & Planning
PROJECT MANAGER:	Steve Magoon
CPA CATEGORY:	Open Space and Outdoor Recreation
CPC RECOMMENDED FUNDING AMOUNT:	\$145,000
CPC RECOMMENDED FUNDING SOURCE:	Open Space and Outdoor Recreation

PROJECT DESCRIPTION

The Department of Community Development & Planning requests \$145,000 to develop a final conceptual design plan for the Walker Pond property. Walker Pond and adjacent property is in west Watertown and is the largest pond in the city. The purchase of Walker Pond fulfilled goals specified in the Open Space Plan and CPA 5-Year Plan 2021-2025 for acquisition of open space.

The design plan resulting from this project would guide the improvement of the Walker Pond property as a natural open space for passive and active recreation based on input from a community planning process. CPA funds would be used to:

- Hire a Licensed Site Professional to ensure the proposed development will not disturb soils related to the wetland and pond area as the property has an Activity and Use Limitation (AUL) imposed by the Department of Environmental Protection.
- Perform a land/civil topographic, utilities, and boundary survey.
- Conduct an ecological study including wetland delineation; invasive species mapping, investigation of water quality; tree inventory and survey of wildlife specified in the consultant's (Normandeau) proposal.
- Conduct a community engagement process.
- Create a final site master plan and final design.
- Estimate costs and create a budget.



(Source: Nearmap GIS)

RECOMMENDED FUNDING

On February 15, 2024, by a vote of 8-0, the Community Preservation Committee recommended appropriation of \$145,000 from the CPA Open Space/Outdoor Reserve for the Walker Pond Conceptual Design and Ecological Study project in accordance with the terms and conditions of a Memorandum of Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The Walker Pond Conceptual Design and Ecological Study project would align with the guiding principles and priorities outlined in the Community Preservation Plan as well as the following open space and outdoor recreation goals:

- Expand, preserve, and restore existing open space for improved benefit and use, particularly along...ponds.
- Preserve or restore wild and natural areas, native species, and wildlife habitats.
- Improve connectivity, access, safety, and function of recreational resources...that serve residents of all ages, interests, and needs.

PROJECT OUTCOME

The acquisition and improvement of Walker Pond was an impetus for enacting the Community Preservation Act in Watertown. This project provides the opportunity to engage in a public dialogue that would determine how to maintain the delicate balance between preserving this important natural resource/wildlife habitat area and improving the property for public enjoyment.



Western side of pond facing northwest.



Western side of Pond (photos taken by Katie Swan)

SPECIFIC FUNDING CONDITIONS

- Provide additional information about the water quality analysis, including cost of external lab analysis and sampling locations in writing.
- Perform an extra round of sampling in July and August.
- Provide recommendations as to how the wildlife discovered during the ecological study may inform the design plan, construction schedule, and public use or programming.
- Provide a revised timeline and budget.

STANDARD FUNDING CONDITIONS

- Notification of Community Preservation Coordinator about key events of project implementation such as project kick-off events, initial site meetings with contractors, initial plan reviews, and site visits when construction milestones are reached.
- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Agreement.

APPLICANT'S PROPOSED TIMELINE

Date	Task
May 2024	Kick-off Meeting
July/August 2024	Community Engagement – Plan Options
May-August	Ecological Study
September/October 2024	Community Surveys and Plan Revisions
November/December 2024	Conservation Commission and Planning Board Review

PROJECT BUDGET

Item	Total
Feasibility	
<i>Warner Larson</i> - Contractor Supervision and management of deliverable preparation and quality	15,000
<i>VHB</i> -Site constraints, regulatory requirements, and input on proposed site plans	7,500
<i>Feldman Geospatial</i> -topographic, utilities and property boundary survey	15,000
<i>McPhail Associates</i> -management of environmental limitations of site and subsurface explorations based on proposed plans	4,000
<i>PM&C</i> -cost estimations	1,500
Design Schematics	43,000
Ecological Study	55,000
TOTAL	\$145,000

The full proposal is available at: <https://content.civicplus.com/api/assets/69e9e797-d656-4836-96f5-0948e428ffc5?cache=1800>

PROJECT TITLE:	Saltonstall Park Rehabilitation
PROJECT LOCATION:	25 Whites Avenue
APPLICANT/ORGANIZATION:	Department of Public Works
PROJECT MANAGER:	Michael Cookson
CPA CATEGORY:	Outdoor Recreation
CPC RECOMMENDED FUNDING AMOUNT:	\$2,013,745
CPC RECOMMENDED FUNDING SOURCE:	Open Space/Outdoor Recreation Reserve

PROJECT DESCRIPTION

Saltonstall Park is a city park adjacent to City Hall where several events take place annually or seasonally, including Faire on the Square, the Summer Concert Series, and the Farmer's Market. The Department of Public Works requests \$2,013,745 to enhance the upper area of Saltonstall Park and beautify the park space. This project would involve planting the understory area of the established tree canopy, installing pedestrian accessible walkways, adding a permanent covered performance structure, and improving the streetscape with new benches and lighting.

The design plan calls for:

- reconfiguration of plaza stair and the inclusion of an accessible ramp
- addition of benches at the ends of the path bisecting the park
- installation of dark sky compliant pole and bollard lighting
- reduction of stairs and walls along Main Street
- new concrete seat wall with a granite cap
- planting of shade and flowering trees
- planting of flowering shrubs and non-invasive pollinator supporting plants, as well as other perennials, grasses, and groundcover plants
- fabrication and installation of permanent performance structure with a curvilinear canopy, flood lights, accent lights and an electrical box

RECOMMENDED FUNDING

On March 21, 2024, by a vote of 9-0, the Community Preservation Committee recommended appropriation of \$1,478,561 from the CPA Open Space/Outdoor Recreation Reserve and \$535,184 from the Undesignated Reserve for the Saltonstall Park Rehabilitation project in accordance with the terms and conditions of a Memorandum of Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The Saltonstall Park project would align with the guiding principles and priorities outlined in the Community Preservation Plan as a highly visible space that would provide broad benefit for the community. The project would also align with following outdoor recreation goals:

- Improve access and function of a recreational resource that serves residents of all ages, interests, and needs.
- Upgrade parks to promote accessibility.

PROJECT OUTCOME

Watertown residents and visitors would benefit from the beautification of the park through an enhanced tree canopy and understory plantings as well as Americans with Disability Act (ADA) compliant pathway improvements. These proposed updates would improve the experience for park visitors with better site lines and a signature outdoor performance space.



Saltonstall Park Site Improvements |
Watertown, MA



Performance Structure Rendering

SPECIFIC FUNDING CONDITIONS

STANDARD FUNDING CONDITIONS

- Notification of Community Preservation Coordinator about key events of project implementation such as project kick-off events, initial site meetings with contractors, initial plan reviews, and site visits when construction milestones are reached.
- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Municipal Memorandum of Agreement.

APPLICANT'S PROPOSED TIMELINE

The applicant will submit a revised project timeline based on the scheduling of the public bidding process, and anticipates a start date in the fall of 2024 and completion by the end of the spring of 2025.

PROJECT BUDGET

Item	Total
Construction Design/Oversight	50,545
Construction	1,486,000
Contingency (20% to Total Budget)	477,200
TOTAL REQUESTED	\$2,013,745
Non-CPA Funds Construction	900,000
Design	159,511
TOTAL PROJECT BUDGET	\$3,073,256

The full proposal is available at: <https://content.civicplus.com/api/assets/1525de63-910a-4136-8734-d38ba9114ad0?cache=1800>

PROJECT TITLE:	Browne House Structural Engineering
PROJECT LOCATION:	562 Main Street
APPLICANT/ORGANIZATION:	Historic New England
PROJECT MANAGER:	Jodi Black
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$7,245
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation

PROJECT DESCRIPTION

Historic New England requests \$7,245 to develop constructions drawings and specifications for structural repairs to the Browne House, which was built circa 1698. This house museum, owned and operated by Historic New England is listed on the National and State Register of Historic Places.

The building features a rare seventeenth-century framing style in which beams are framed in a “transverse” or “cross-wise” direction and not tied into posts or a chimney wall. Currently an attic-supporting beam on the second floor is cracked, and temporary posts are shoring up the building on all levels for stability while the crack is being monitored.

RECOMMENDED FUNDING

On March 21, 2024, by a vote of 9-0, the Community Preservation Committee recommended the appropriation of \$7,245 from the Historic Preservation Reserve for the project. The CPC recommends a grant to Historic New England in accordance with the terms and conditions of a CPA Grant Agreement (between the City of Watertown and Historic New England) and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

- Demonstrates support from Watertown Historical Commission.
- Demonstrates feasibility through project team expertise, an informed budget, and a realistic timeline.
- Supports the preservation of a privately-owned historic resource that demonstrates appropriate public benefit.
- Enhances public access to a historic resource.

PROJECT OUTCOME

This project would produce 100% constructions documents and specifications, positioning Historic New England to execute repairs in accordance with Secretary of Interior Standards for historic preservation and rehabilitation in a timely manner. Ultimately this project will lead to preservation of an irreplaceable historic resource.



Browne House c.1698

STANDARD FUNDING CONDITIONS

- Notification of Community Preservation Coordinator about key events of project implementation such as project kick-off events, initial site meetings with contractors, initial plan reviews, and site visits when construction milestones are reached.
- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the CPA Grant Agreement.



Support and crack monitor

APPLICANT'S PROPOSED TIMELINE

Task	
Notification of CPA funding decisions; grant contracts signed	June 1, 2024
Engage structural engineer	July 1, 2024
50% Construction Level documents for potential repair options	September 30, 2024
Evaluation of each solution and cost estimates	November 30, 2024
Selection of repair option with engineer	December 31, 2024
Engineer submits 100% Construction Documents	February 28, 2025
Final reporting and close-out of CPA grant	March 31, 2025

PROJECT BUDGET

Source	Item	Total
Historic New England		
	Engineering Services	7,250
CPA Request		
	Engineering Services	7,250
	TOTAL PROJECT BUDGET	\$14,500

The full proposal is available at: [89c01499-6f08-4980-958b-a097df561339 \(civicplus.com\)](https://civicplus.com/89c01499-6f08-4980-958b-a097df561339)

PROJECT TITLE:	Scots Charitable Fence Restoration
PROJECT LOCATION:	Mt. Auburn Cemetery, Watertown
APPLICANT/ORGANIZATION:	Friends of Mt. Auburn Cemetery
PROJECT MANAGER:	Gus Fraser
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$200,000
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation

PROJECT DESCRIPTION

The Friends of Mt Auburn Cemetery requested \$300,000 to restore the cast iron fencing supported by granite bases. Mt. Auburn Cemetery is owned and managed by the Proprietors of Mt. Auburn Cemetery. The property is on the National and State Register of Historic Places.

This project would restore the historic fence that encloses the Scots Charitable Society plot. The fence memorializes 200 Scottish immigrants of modest means and has no headstones or markers. As a part of the project, the ironwork must be dismantled, stripped of lead paint, restored, reassembled, and installed on new granite bases. Additionally, to honor the individual buried within the plot, plants native to Scotland would be installed within and outside of the plot for horticultural interest.



Foster Architecture has assessed the fence and proposed the restoration described above. Gus Fraser, the Vice President of Preservation and Facilities will supervise the cast iron restoration contractor, Cassidy Bros. Forge and the stone masonry contractor, Phoenix Bay State Construction.

RECOMMENDED FUNDING

On March 21, 2024, by a vote of 7-2, the Community Preservation Committee recommended the appropriation of \$200,000 from the Historic Preservation Reserve for the project. The CPC recommends a grant to the Friends of Mt. Auburn

Cemetery in accordance with the terms and conditions of a CPA Grant Agreement (between the City of Watertown and Friends of Mt. Auburn Cemetery) and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

- Project would be publicly accessible.
- Demonstrates support from Watertown Historical Commission.
- Demonstrates feasibility through project team expertise, an informed budget, and a realistic timeline.

PROJECT OUTCOME

The property and fence are open to the public for viewing. As one of the very few remaining cast-iron fences remaining, preservation of this historic resource would prevent it from further deterioration. The proposed plantings would replace turf and eliminate the need for using power tools to mow and trim.

STANDARD FUNDING CONDITIONS

- Notification of Community Preservation Coordinator about key events of project implementation such as project kick-off events, initial site meetings with contractors, initial plan reviews, and site visits when construction milestones are reached.
- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the CPA Grant Agreement.

APPLICANT’S PROPOSED TIMELINE

The construction phase of the project is anticipated to be approximately 7 months. The start date is contingent on successful fundraising for the non-CPA sources of funds. Once funding is secured, a project kick-off meeting would be held to finalize the schedule. Site preparation and fence removal are expected to take one month, while the offsite repairs and painting would take approximately 5 months and the last month of the schedule would involve the reinstallation of the fence.



*Scots Charitable Society Plot Fence
Deterioration of Base*

PROJECT BUDGET

Source	Item	Total
Friends of Mt. Auburn Cemetery		
	Preservation Design	28,200
	Landscape and Irrigation	24,976
	Fence Restoration and Masonry	529,601
CPA Funds		
	Fence Restoration	200,000
	TOTAL PROJECT BUDGET	\$782,700

The full proposal is available at: [87763297-0e5a-4327-b4c1-b85604f1f0ff \(civicplus.com\)](https://civicplus.com/87763297-0e5a-4327-b4c1-b85604f1f0ff)