

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY23
Summary Form

Submission Date: January 18, 2021

Project Name: 669 Boston Post Road

Project Address: 669 Boston Post Road
 Weston MA 02493

Brief Project Description: The Historic Commission has classified the property at 669 Boston Post Road as “Preferably Preserved” and has imposed a demolition delay, which expires in June 2022. An ad hoc group, sponsored by the Commission and the Housing Trust has been working with the homeowner to explore alternatives to demolition.

At this time the only potential option under consideration by the owner is for a Historic Preservation Deed Restriction (“Restriction”) to be placed on the property. The Commission would like to request CPA funds to support a Restriction for the property. The Commission will undertake necessary due diligence to determine the actual amount allowable for the deed restriction and negotiate that amount with the Owner. The request for the specific amount will be made as soon as possible, prior to the annual Town Meeting. The amount indicated below is a place holder and it is thought to be above what will be determined to be appropriate for the property.

Contact Person: Phyllis Halpern
Contact Title: Co-Chair, Weston Historical Commission
Contact Phone #:
Contact Email Address: halfix@gmail.com
Contact Mailing Address:
 Weston Town Hall
 11 Town House Road
 Weston, MA 02493

Sponsoring Organization (e.g., Conservation Commission):
 Weston Historical Commission

Eligibility - Only activities designated in “Yes” boxes, below, are eligible uses of CPA Funds. Please mark the box, or boxes, that apply:

	Open Space	Historic Resources	Recreational Land	Community Housing
Acquire	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Create	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Preserve	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Support	No	No	No	<input checked="" type="checkbox"/>
Rehabilitate and/or Restore	<input checked="" type="checkbox"/> if acquired or created with CPA funds	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> if acquired or created with CPA funds

Administrative Fund Request				
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Projected Cost (Please add information for additional fiscal years as necessary):

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2021 [prior yr(s).]			
2022	\$15,525*		
2023		\$206,000**	
2024			
Total:	\$15,525	\$206,000	

* This amount reflects the CPC administrative funds allocation for a feasibility study
 ** This amount is a place holder amount for a preservation restriction and associated costs related to writing, photography, and filing of the Restriction. At this time the actual amount required for the Restriction is not known.

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 Application**

Please address the following questions/categories using additional sheets as necessary.

- Goals/Community Need:** What are the goals of the proposed project? Who will benefit and why? Does the project address needs identified in existing Town plans?

The goal of the proposal is to allocate funds to the Historic Commission for purposes of placing a Historic Preservation Deed Restriction on the property. The property is currently subject to a demolition delay that will expire in June 2022. Without additional financial incentive, it is likely the owner will apply for a building permit and demolish both the home and the carriage house/barn.

The Commission has classified the property at 669 Boston Post Road as “Preferably Preserved. The house and barn are iconic structures within the Boston Post Road Historic District as detailed in the attached MACRIS inventory listing.

- Project Timeline:** Describe project milestones and when they will be completed.
 Fall 2021: CPC Funds approved for Preliminary Feasibility Study
 Spring 2022: CPC Funds request for Historic Preservation Restriction

The Commission will work with the Owner to negotiate a price for the Historic Preservation Deed Restriction.

- Community and Municipal Support:** Describe the nature and level of support for and/or opposition to this project. Additionally, *all applicants must submit the attached acknowledgement executed by the Town Manager.*

The project has support of both the Historical Commission and the Affordable Housing Trust.

- 4. Budget:** Provide a line item budget and an explanation of how the budget was prepared. Include back up documentation including any proposals for services, professional cost estimates, etc. For community housing development projects, provide a phased sources and uses of funds.

At this time there is no budget for the project. It is estimated the the cost of the Restriction would be an amount up to \$200,000**, as determined by independent appraisal, and the associated costs to create and execute the restriction would be \$6000.

- 5. Other Funding Sources:** In addition to CPA Funds, what other 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.
- 6. Implementation:** Identify the person/persons responsible for project implementation and describe his/her/their relevant experience.

7. Comparable Projects: List and describe any comparable projects.

The Historic Commission has placed Historic Restrictions on the following properties:

- 809-811 Boston Post Road, \$225,000
- 823 Boston Post Road, \$250,000
- 116-118 Conant Road, \$250,000
- 171 North Avenue, \$80,000
- 699 Boston Post Road, \$225,000
- 88 North Avenue, \$165,000
- 55 Coburn, \$216,000
- 71 Lexington Street (in progress), \$81,000
- 120 Summer Street (in progress), \$251,000

8. Operations/Maintenance: If the project is revenue generating, provide a 5 year operating budget. If the project will not generate revenue but ongoing maintenance will be required, provide a 5 year budget with funding sources identified. (CPA funds cannot be used for maintenance). Identify the person(s)/entity responsible for operations/maintenance.

9. Multiple Projects: Sponsors with multiple proposals should prioritize them here.

10. Provide Supporting Documentation as Applicable:

- a. **Evidence of Site Control (e.g., purchase and sale agreement); Site currently privately owned, with the current owner interested in selling the property. Some initial conversations have taken place with the owner, and he is generally amenable to the potential project.**
- b. **Feasibility Studies; This request is to complete.**
- c. **Appraisal; This request is to complete.**
- d. **Letters of Support; Weston Historical Commission; Weston Affordable Housing Trust;**
- e. **Maps; Attached**
- f. **Statistics; and**
- g. **Other Relevant Information.**

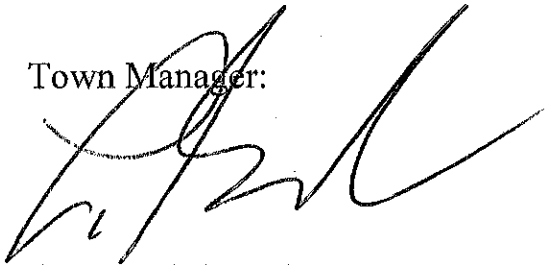
TOWN OF WESTON
Community Preservation Committee, P. O. Box 378, Weston, MA 02493

ACKNOWLEDGEMENT OF CONSULTATION WITH THE TOWN
MANAGER AND OTHER RELEVANT GROUPS

Please indicate the date(s) of each consultation with Town boards, committees, and/or departments undertaken at the Town Manager's direction:

<u>Board/Committee/Department</u>	<u>Date(s) of Consultation</u>
1) Historical Commission	5/25/2021; 8/17/202, 1/11/2021
2) Weston Affordable Housing Trust	8/18/2021
3) Select Board	TBD
4)	
5)	

Town Manager:



Leon Gaumond

Date:

1/18/22

669 BOSTON POST ROAD

Property Context and Map

The property is located within the Boston Post Road National Register Historic District and the owner has recently submitted a demolition application. The property is currently subject to a demolition delay which will expire June 2022.

The property is located on the north east corner of Boston Post Road and Warren Avenue and consists of a three-bedroom home and free-standing barn.

