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CPA Project Full Application FY2027 - Submission #31960

Date Submitted: 10/28/2026

CPA Project – Full Application FY27

A. Project Information

Project Title:*

Athenaeum Hall Preservation and Reuse, Phase 2.1

Project Tracking Number (Assigned by CPC): *

CPA27-003

Project Location:*

1572 Concord Street, Framingham, Massachusetts

CPA Program Category: (indicate all that apply):*

- [ ] Open Space
- [x] Historic Preservation
- [ ] Community Housing
- [ ] Outdoor Recreation

CPA Funding Request:*

$500,000

Total Project Budget:*

$500,000

B.Applicant Information

Applicant / Sponsoring Organization:*

Framingham Capital Projects and Facilities Management Department

Co-Applicant / Sponsoring Organization:

Friends of Saxonville

Contact Information for Authorized Representative: *

- [ ] Applicant
- [x] Co-Applicant

Name/Title:* **Phone Number:***

Steven Weisman, FOS Board of Directors 508-380-6402

Mailing Address:*

3 Stearns Street, Framingham, MA 01701

E-Mail:*

sweisman1116@gmail.com

C. CPA Full Application – Questions

Note: Applications will be returned as incomplete unless all relevant requested information is provided, including all applicable Appendix documentation. Please respond thoroughly to each of the questions below. **You should draft your responses to the narrative prompts and copy them into the form when you are ready to submit it**. Do not exceed the visible space provided.

1. Project Overview: Provide a detailed project description, including specifics of the project site. The scope of the project requested for FY2027 CPA funds must be clearly defined in the first paragraph. (See CPA Project – Full Application Instructions for guidance on what is expected.)*

Athenaeum Hall, a City-owned building also known as the Saxonville Town Hall, is a significant historic landmark that has been vacant for over 30 years since the Town Framingham closed it for repairs in the early 1990s. Since then, the City has allowed its overall condition to progressively deteriorate, even though Framingham granted a Historic Preservation Restriction on the building in 1996 that is held by Massachusetts Historical Commission.

Since 1992, Athenaeum Hall has been on the National Register of Historic Places. It is located in the federally-designated Saxonville National Historic District, and it is the central element of a proposed Watson Place Historic District that would also include the decommissioned Watson Place Firehouse.

Framingham's 2022 Community Preservation Plan identifies it as a primary target for historic preservation, and it is on Framingham Historical Commission's watch list of the City's most endangered historical assets. Today, despite recently completed CPC-funded exterior improvements, the empty and unheated Athenaeum arguably is Framingham's most at-risk City-owned historic structure.

Friends of Saxonville, in partnership with the City's Department of Capital Planning and Facilities Management, is now seeking $500,000 in FY27 Community Preservation funding for Phase 2.1 of the Athenaeum Preservation and Reuse initiative.

The Phase 1 CPC-funded (CPA24-011) exterior restoration of three sides of Athenaeum Hall, Saxonville's original Town Hall built in 1847, is complete, supported by $500,000 from the City's Community Preservation Fund (CPF), along with $1,000,000 in legacy funding from Framingham's Town Meeting.

Phase 1 replaced the building's clapboards, repaired wooden elements and the slate roof, installed new windows and doors, and covered it all with a new coat of paint. This Phase 1 grant included funding for still-to-be-completed design and construction documents for Phase 2.

Phase 2 is a construction project that focuses on providing mechanized accessibility improvement, i.e. an elevator. The specific work to be completed in Phase 2 includes:
-Constructing a rear addition that will house: 1.) an accessible LULA ("Limited Use Limited Application") elevator to reach the second floor performance space; 2.) an elevator mechanical room; and 3.) designated spaces for fire prevention and electrical equipment.
-Cladding and painting the rear addition to match the three restored faces of the exterior.
-Purchasing and installing a LULA elevator and electrical equipment.

Our most recent cost analysis (included in the Appendices) completed by the Director of Capital Projects and Facilities Management, has revealed that the total cost of Phase 2 work will be higher than originally estimated, likely in the range of $1,000,000.

Because of the recently announced CPC FY27 funding limitations, we do not feel that we can request more than $500,000 from the CPC in this funding cycle, and the City's financial issues preclude its contributing to the project at this time.

Therefore, we are requesting funds this year to undertake only a portion of the total Phase 2 scope, and we are calling this year's work Phase 2.1. Phase 2.1 will be limited to construction of the addition that will ultimately house the elevator and related electrical and fire prevention systems. It will not include the acquisition and installation of that equipment, now described as Phase 2.2.

The Phase 2.1 scope of work for constructing the rear addition will include:
-Mobilization, site protection and temporary protection, survey
-Demolition work, excavation and disposal
-New elevator pit, reinforced concrete, waterproofing, and drainage;
-Structural framing, shaft enclosure and supports;
-New roof framing, roofing, flashing and tie-ins;
-Exterior walls, sheathing, insulation, air barriers, and waterproofing;
-Historic exterior materials, trim, masonry or siding and finish; and
-New electrical room construction, including partitions, door, and finishes.

Phase 2.2, for which we will seek CPC support in FY28, will include the following:
-LULA elevator purchase, installation, controls, and testing;
-Electrical service purchase and installation, along with feeders, panels, disconnects, grounding, and elevator power;
-Fire alarm, required life-safety interfaces and related devices;
-HVAC or ventilation, lighting, and miscellaneous electrical room requirements, elevator venting; and
-0Accessibility interfaces, patching, sealants and final restoration.

After the completion of Phase 2.1 and 2.2 of the project, the applicants will continue the restoration of the Athenaeum as a fully accessible civic center and community hall for all Framingham residents.

2. Community Benefits and Local Needs: How does the project benefit the community and address local needs or goals identified in the Community Preservation Plan or other City Plans?*

The current condition of Athenaeum Hall is a prime example the phenomenon identified in the CPC's FY2022 Community Preservation Plan on page 41 as "demolition by neglect." This is when older city buildings are closed and "mothballed" with little care or maintenance. In the case of Athenaeum Hall, that lack of proper maintenance had begun before Framingham closed the Athenaeum for repairs in the early 1990s with the pledge to the community that it would be reopened shortly. It was this closure that precipitated the creation of Friends of Saxonville five years later in 1998. FOS celebrated in 2020 when the City adopted the Community Preservation Act, creating a lifeline for the Athenaeum's survival.

The FY22 CPP identifies Athenaeum Hall specifically on page 44 as a Current Historic Resource that is a target for historic preservation. The CPP states that "This structure [Athenaeum Hall], built as a community center in the late 1840's, has been a topic of discussion for restoration and repurposing for years. Proposals have been made but always have been shelved!"

Architect Chris Walsh stated in his 1994 report on the preservation of the Athenaeum: "The Athenaeum is a true treasure; but it is being used as if it were disposable. This building is no less a historic artifact than anything we might pay to see in a museum; it could also be as important a piece in the quality of Framingham's life as it was in the past."

From its opening in 1848 until it was closed in the 1990s, Athenaeum Hall was at the center of community life in Saxonville. It served as town offices in the village, a school house, a performance space, a place where citizens could convene to hear speakers discuss the issues of the day, a meeting place for community-based organizations, a home base for veterans of multiple wars, a venue for private parties and public celebrations, a place for historic artifacts and artistic exhibitions, and more. Today, there are few, if any, places in north Framingham that can house such civic and community-building activities that are so important to our sense of who we are.

The Athenaeum's preservation will create the following community benefits:

1. Expanding accessibility in historic public buildings to all resident populations.
The Athenaeum preservation and restoration will create new accessible public meeting spaces and venues where community-based organizations can gather, offering new opportunities for City-driven and community-driven meetings and events. There is presently no fully ADA accessible public meeting place of any significant size in a municipal building in Framingham north of Route 9. The Community Room at McAuliffe Library in Nobscot is modest in size and in great demand. This project will help remedy that, creating a range of variously-sized accessible spaces, from small meeting rooms to a large assembly hall and entertainment venue, that can be accessed by persons with physical disabilities from throughout Framingham. The High School Fine Arts department has specifically expressed an interest in using the restored Athenaeum for art exhibitions, smaller dramatic productions, and musical presentations open to all Framingham residents.

2. Preserving historical resources and improving the quality of life of City residents.
The historic preservation of the 200-plus years old Athenaeum Hall and its restoration as a civic center and community hall will save a threatened historic resource from being lost forever. Doing so will create a sense of place and a source of pride for local residents, improving their quality of life.
Today, with the support of the CPA, the Athenaeum is once again a beautiful and elegant presence on Concord Street, Saxonville's main thoroughfare, at the gateway to the the village center. But inside, the building is still unused, abandoned, and increasingly derelict. Phase 2 of the restoration of this classically designed Greek revival structure will begin the process of returning it to use as a civic center that is fully accessible for all Framingham residents.

3. Supporting local community development.
The restoration and reuse of this property will support the City's economic and community development goals for the village. In 2015, Cecil Group Consultants completed a Villages Study and Plan for Saxonville for Framingham's Economic Development Investment Corporation (EDIC). Incorporating extensive input from all stakeholders in the Saxonville community, that study recommended that the Athenaeum be redeveloped as a civic center in Saxonville. Their report emphasized that "reuse and reinvestment in the Athenaeum as a civic center and community gathering place fills a community need and provides another reason for area residents to visit the center of the district." After completion of its renovations, this City-owned landmark will be positioned to become a central feature in a proposed Saxonville Cultural District.

View the plan here.

3. Meeting Priorities in the Community Preservation Plan

a) Summarize how the project meets the General Criteria in the most recent Community Preservation Plan Update.*

General Criteria (from the FY27 CPP update):
--Addresses identified needs, goals, and priorities consistent with the Community Preservation Plan and current city planning documents which have received wide-spread scrutiny, public input and have been adopted by the City. Athenaeum Hall is specifically identified on page 44 of the original 2022 Community Preservation Plan (CPP) as a target for historic preservation and restoration using CPA funds. That plan has received wide-spread scrutiny and public input and was formally adopted.
--Has strong support from Framingham boards, commissions, departments, community groups and diverse resident populations. This project is supported by the Framingham Historical Commission, the Framingham History Center, the City's Planning and Community Development Department, the Framingham Disability Commission, the City's Capital Project and Facilities Management Department, the Friends of Saxonville organization, and the residents of Saxonville. Residents demonstrated this support in October 2023 by signing on to a petition advocating the Athenaeum's preservation and reuse (attached in Appendix _).
--Is open to the public, publicly visible, and generates broad benefits for our community. The project is on the main approach to McGrath Square in the center of Saxonville and is being designed to be fully ADA accessible. While it is currently closed due its derelict interior condition, restoring it as a community hall will create broad benefits for Framingham residents, as described in the response to Question 2 above.
--Benefits underserved geographic areas and populations. North Framingham is an underserved geographic area in terms of receiving City support for community engagement, provision of nearby municipal services, and availability of accessible meeting space. With the exception of fire protection and the McAuliffe Library, there are no physical offices of municipal departments providing direct services to the public north of Route 9. Likewise, except for at McAuliffe Library, there are no ADA accessible public venues. A portions of Saxonville is an environmental justice community. To the extent that the City can use the restored Athenaeum as a local City Hall Annex where north Framingham residents can secure any city services, they will find it a welcome alternative to their traveling across the City to downtown Framingham to get them.
--Supports the needs of Framingham's at-risk populations, i.e. low-income residents, veterans, older adults and people with disabilities. At-risk populations are among the large population that will benefit from the building's restoration as a fully accessible public meeting place and community hall. Veterans, in particular, will be welcomed back. The Athenaeum had been a meeting place for Framingham veterans for one hundred years, beginning with Civil War veterans of the Grand Army of the Republic, before the City closed it in the 1990s. Every year, on Veterans Day, veterans continue place a wreath in front of the property. With its restoration, veterans can once again use the Athenaeum's facilities and salute the flag that still flies over it.
Saves valued resources that would otherwise be threatened or lost. Framingham closed Athenaeum Hall, now on the National Register of Historic Places, in the early 1990s for repairs, pledging that it would soon reopen. That never occurred. Instead, an abandoned Athenaeum became increasingly derelict due to decades of deferred maintenance and lack of public investment. Athenaeum Hall been identified by Framingham's Historical Commission as a Threatened Historic Resource at risk of being lost. While the recent CPA-funded exterior has changed the complexion of the building, without further intervention and restoration of the interior, it can not survive.
--Protects the natural environment, deploys sustainable design practice and addresses climate resiliency needs. The project's design will meet the Massachusetts energy conserving Stretch Code, which the City adopted when it became a Massachusetts Green Community. It will minimize its carbon footprint through use of electric heat pump technology and other efficiency measures.

Using CPA funding strategically (from the FY27 CPP update):
--Leverages the value of CPA capital through additional public or private funds, in-kind contributions, labor, materials, or other cost-saving measures. Project funding includes $1,000,000

in Saxonville mitigation funds committed by Town Meeting in 2016 for this project and held in reserve until the start of construction. Because the Athenaeum Preservation and Reuse project is multi-phased, we consider this sum to be a match for the full restoration process. Further, the City has committed to provide in-kind services for Project and Construction Management by the Capital Planning and Facilities Management Department, instead of hiring an outside Project and Construction Manager at significant cost.

--Addresses long-standing or urgent needs, or exceptional time-sensitive opportunities in the community. As the Project Overview above describes, over the 30 years that this building has been empty and unattended to, the Athenaeum has become derelict. For that reason, it is on the Historical Commission's Watch List of Threatened Historic Resources. Its condition is continuing to decline, and its preservation and refurbishment cannot wait much longer.

--Demonstrates practicality and feasibility regarding project management and project team's expertise, a reasonable and informed project budget, a realistic project timeline with milestones, and a long-term maintenance plan. Budget estimates have been prepared by James Paolini, the City's Director of Capital Projects. Mr. Paolini will oversee project construction as part of his City responsibility for all municipal buildings. We believe he will be able to control project costs through careful and creative construction management. He demonstrated an ability to work wonders with little financial support for Village Hall renovations, and he ensured that Phase 1 of the Athenaeum project is within budget. Mr. Paolini has established the project timeline and will oversee the work of construction contractors. His department will be responsible for long-term maintenance.

--Addresses more than one purpose of the CPA legislation. This project addresses the Historic Preservation purpose in the CPA legislation.

--Serves as catalyst for transformative change to enhance the aesthetics, connectivity, and quality of life in the community. For 30 years, the historic Athenaeum, Saxonville's long-time town hall and the symbol of Saxonville's rich heritage, has been closed. Over this time, the paint has flaked off the exterior, wooden elements have succumbed to weather, and its interior has suffered the ravages of enduring our climate without heating or cooling. Now, with the exterior elements of the building restored and renewed with CPA support, we want to make additional improvements that will support the future use of this building as part of the revitalization of Saxonville. Local stakeholders will build on this project by seeking Saxonville's designation as a Massachusetts Cultural District and by renewing Saxonville's McGrath Square as a pedestrian-friendly destination for Framingham residents.

View the Plan Update here.

b) Additionally summarize how the project meets the CPA Program Category Criteria found in the most recent Community Preservation Plan Update. *

CPA Program Category Criteria (from the FY27 CPP update):
The proposed project addresses and satisfies all of the Historic Resources Category Evaluation Criteria which the CPP identifies (p.45):
--Addresses a need or objective expressed in the City's Historic Preservation Plan (2016). The City's Historic Preservation plan specifically calls out the Athenaeum as worthy of preservation.
--Protects, preserves, enhances, restores and/or rehabilitates historic, cultural, architectural, and archeological resources of significance, especially those that are threatened. The Athenaeum has been on the National Register of Historic Places since 1992. The Historical Commission has placed the Athenaeum on its Watchlist of Endangered Historic Resources.
--Protect, preserve, enhance, restore and/or rehabilitate City owned properties, documents, features, or resources of historical significance. As noted above, the proposed project will preserve and restore a City-owned property of historical significance.
--Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site. The proposed project will return the Athenaeum to its historical function as a civic center and community hall for Framingham residents.
--Support the adaptive reuse of historic properties. The Athenaeum was added to the National Register of Historic Places in 1992. It is on the City of Framingham's Historical Commission's Cultural Resource Inventory and on MACRIS. The Athenaeum Preservation and Reuse project will support a neglected historic building's adaptive reuse by multiple parties and populations.
--Returns a historically significant building that is abandoned, unused, or damaged, back to public use. The proposed project returns and restores the historically significant, but 30 years abandoned, Athenaeum to public use as a community hall. The preservation of this historical landmark positions it to be a central element of a proposed Saxonville Cultural District that will celebrate the growth and evolution of Saxonville as a mill village and cultural center.

4. Design Practices: Will your project incorporate Universal Design and other best design practices? If so please describe. If the project falls under ADA and /or MAAB regulations please explain how it will comply with those requirements. *

Our architect's drawings and specifications have and will incorporate universal design and best design practices throughout the Athenaeum. The expressed goal of the Athenaeum Preservation and Reuse project and, in particular, of this Phase 2 is to make the restored and renewed Athenaeum fully accessible, consistent with ADA guidelines. To that end and to avoid unnecessary sacrifice of space inside the historic Athenaeum's shell to meet ADA requirements, the project will install an elevator and related equipment outside of the footprint of the existing structure.

5. Environmental Impact

a) Does your project positively impact the natural environment? If so, please describe.*

The project will demonstrate state of the art construction methods and materials selection (to the greatest extent possible) that minimize environmental impacts in the built and natural environment.

b) Identify any sustainable design practices to be incorporated into the project.

The project will meet Massachusetts Energy Stretch Code requirements and incorporate energy efficient design features that minimize its carbon footprint and its climate impacts. The City will collaborate with Eversource to optimize the use of energy efficient technology.

c) Does your project adversely impact the natural environment including wetlands on the site? If so, please describe and include Appendix J Natural Resources Limitations Documentation. . *

The project will have no adverse impact on the natural environment. No wetlands will be affected by the project as there are not any on the site.

d) What best environmental practices or measures will be taken to mitigate potential negative impacts?

The Athenaeum's restoration addresses the physical needs of a 180 year old building built and rebuilt when lead in paint was not considered an environmental hazard. Our goal in Phase 1 was to carefully remove any such hazards we touched during the exterior restoration. For example, old historic clapboards, which were considered too precious to give up by some stakeholders, were, after extended consideration, replaced with new clapboards to avoid the release of the lead in the old paint and to ease its proper disposal. This level of care to avoid site contamination and remove hazardous materials will continue in Phase 2 and beyond.

6. Planning and Permitting

a) Are any planning, environmental studies, or assessments required to undertake this project? If so, please describe and include who will be responsible for these activities. *

This project has emerged from a series of studies, assessments, and plans prepared by multiple architectural firms over the past 30-plus years. In 2007 and 2015, Boston architects BH+A completed detailed plans, drawings, and specifications reflected in our current vision for the Athenaeum. The City allocated Community Development Block Grant funds in 2023 to update those plans to incorporate building code changes since 2015. Additional Phase 2 design plans and specifications will be completed prior to Phase 2 construction, using the designated Phase 2 design funds from the Phase 1 CPA grant. Massachusetts Historical Commission, holder of the preservation restriction on the Athenaeum will need to sign off on design details prior to construction. Necessary building permits will be secured from the City. Requests for proposals and bids will be secured from qualified contractors and suppliers.

b) What is the expected cost and proposed source of funding for these activities? *

Additional Phase 2 design plans and specifications will be completed prior to Phase 2 construction, using the designated Phase 2 design funds from the Phase 1 CPA grant (CPA24-011).

c) Are City or State environmental permits, zoning, or other City or State regulatory permits or approvals necessary to implement this project? If so, please describe and include who will be responsible for these regulatory activities. *

Necessary building permits will be secured from the City.

d) What will be the expected cost and source of funding for each required regulatory activity? *

There will be no regulatory activity associated with this project beyond securing building permits.

Note: Provide current site and design plans with clearly defined project boundaries in Appendix I and completed environmental studies in Appendix L. Be sure to include Planning and Permitting budget data in Appendices E and F clearly showing the proposed sources of funding for each as applicable.

7. Community Support

Describe the level of support for this project from the community and the City and demonstrate it. Include signed letters of support in Appendix B of this application.*

The project is widely supported by residents, local community-based organizations, and City Boards and Commissions. We are securing letters of support from Friends of Saxonville, the Framingham History Center, and others. Local government entities that support the project include Framingham's Historical Commission, the Framingham Disability Commission , the City Historian, Framingham High School's Fine and Performing Arts Department, the City's Sustainability Coordinator, and the Framingham Historic District Commission.

When Friends of Saxonville celebrated its 25th anniversary in October 2023, we showcased the proposed Athenaeum restoration plans to attendees and solicited their support for the proposed project. We have included the signatures and contact information of Framingham residents, Saxonville Mills tenants, and other stakeholders who expressed support for the project as an attachment to this document in Appendix B: Letters of Support.

Note: Letters of support will be accepted after the application deadline and can be emailed to the CPC Coordinator.

8. Budget Information

a) Scope: Provide a detailed description of the specific tasks that will be carried out using the requested CPA funds. If the project has multiple funding sources, identify each of the other funding sources, and describe the tasks that will be carried out with each. *

Tasks:
The Phase 2.1 scope of work for constructing the rear addition will include:
--Mobilization, site protection and temporary protection, survey
--Demolition work, excavation and disposal
--New elevator pit, reinforced concrete, waterproofing, and drainage;
--Structural framing, shaft enclosure and supports;
--New roof framing, roofing, flashing and tie-ins;
--Exterior walls, sheathing, insulation, air barriers, and waterproofing;
--Historic exterior materials, trim, masonry or siding and finish; and
--New electrical room construction, including partitions, door, and finishes.

b) Attach a completed Budget Summary Form, under Appendix E. Note: This is a separate fillable spreadsheet.

c) Cost Estimate: Explain how the total CPA funding request was determined. Attach documentation, including any cost estimates obtained from vendors, under Appendix F.*

Our $500,000 funding request for Phase 2.1 is built on a zero-based budget estimate that James Paolini, City Director of Capital Planning and Facilities Management, has developed. Each of the tasks identified for Phase 2.1 has been assigned an estimated cost, based on his research and calculations of material and labor costs. These individual task cost estimates have been compiled to determine the total dollar amount requested to complete this sub-project.
Mobilization, etc $ 30,000
Demolition, etc. $ 35,000
New elevator pit, etc. $ 90,000
Structural framing, etc. $125,000
New roof framing, etc. $ 50,000
Exterior walls, etc. $ 50,000
Historic exterior materials, etc. $ 60,000
New electrical room $ 40,000
additional contingency: $ 20,000
TOTAL $500,000

d) Funding Sources: Explain the status of each non-CPA funding source identified for this project in Appendix E, the Budget Summary Form, i.e., will submit application on X date, applied on X date, received award notification on X date, funds on hand, etc. For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in Appendix G.

Source 1

$1,000,000 was committed to Athenaeum restoration by Town Meeting in 2017 when the total cost of restoration (with a connecting central core between the Athenaeum and the Watson Place Firehouse) was just over $3,000,000. We identified this as a matching contribution in our CPA24-011 Phase 1 application, which the CPA funded, but our intent, as was the intent of Town Meeting, was to have this serve as a City contribution to the full restoration of the building. We continue to consider this as a total multi-phase project match, though much of it was spent in Phase 1 for restoration of the buildings exterior.

Secured?

- [x] Yes
- [ ] No

Status of Funding Source

Source 2

Secured?

- [ ] Yes
- [ ] No

Status of Funding Source

Source 3

Secured?

- [ ] Yes
- [ ] No

Status of Funding Source

Source 4

Secured?

- [ ] Yes
- [ ] No

Status of Funding Source

Source 5

Secured:

- [ ] Yes
- [ ] No

Status of Funding Source

e) Identify and describe any in-kind contributions (such as donations of equipment, property, or volunteer labor) which will contribute to completion of the project.

Typically, the City hires an outside contractor as Project Manager to oversee construction, incurring significant additional expense. In Phase 2.1 of the Athenaeum project, as was the case with Phase 1, the Capital Planning and Facilities Management department will oversee the scope of work in the role of Project Manager. While we have not estimated the value of this in-kind contribution, we believe it will be substantial given the complexity of the project.

f) If the project proposal is for a community housing development or rehab project, submit three budgets as attachments: Development, Sources and Uses, and Operating Budgets, in Appendix H.

9. Timeline

Provide an expected timeline with ALL major milestones, including anticipated project start date, planning and permitting, construction start date, and expected project completion date. Explain how long each task will take.*

Athenaeum Phase 2.1 will be completed within one to two years. The timeline is as follows.

--Completion of detailed Phase 2.1 & 2.2 design specs May 2027
and bid documents (funded by CPA24-011 award)
--Commencement of Phase 2.1 July 1, 2027
--Bidding, contractor selection, and contracting: Three months, by October 31, 2027
--Permitting (Building Dept.) One month, by August 31, 2027
--Construction 12 months, by October 31, 2028
--Project closeout One month, by November 30, 2028
--Expected Phase 2.1 completion date: December 31, 2028

The City will provide regular progress reports to the CPC as required by its funding agreement and provide notifications of any changes to the project scope of work and construction timeline.

Note: ***Project activities funded in this Fiscal Year by CPA will need to be completed within three years of your CPA award.***

10. Historic Projects

a) Describe how the applicant will ensure compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation standards as the project is ongoing. Provide documentation of historic status of the property in Appendix M.

The project will comply with the U.S. Secretary of the Interior's Standards of Rehabilitation. Ongoing compliance with these standards during project construction will be the responsibility of the Designer, with oversight by the Owner's Project Manager.

b) Provide documentation of the historic status of the property listed on the State Register of Historic Places or the Framingham Historical Commission's determination that the resource is significant in the history, archeology, architecture, or culture of Framingham in Appendix M.

The Applicants have already had extensive communications with Massachusetts Historical Commission ("MHC") about the proposed project. MHC holds a Preservation Restriction in perpetuity on the Athenaeum that Framingham granted in 1996. We will be sharing detailed plans and specifications for Phase 2 with MHC to ensure they are consistent with the Preservation Restriction guidelines. MHC has assured the applicants that they are supportive of our combined goals of historic preservation and modernization to preserve our cultural heritage while giving the property a long and productive continued life.
See Appendix M: Historic Preservation Projects for documentation of the historic status of the property from MACRIS. Also included is the Preservation Restriction in perpetuity on the Athenaeum, granted by the Town in 1996 and held by Massachusetts Historical Commission.

c) Does the Framingham Historical Commission support the project? If so, include their letter of support in Appendix B.

This Athenaeum Preservation and Reuse project has been vetted, reviewed, and endorsed by the Framingham Historical Commission. See Appendix B: Letter of Support for endorsements from historical resource advocacy individuals, organizations,, and commissions.

11. Ownership and Control of Project Site

Identify the owner / legal controlling party(ies) of the project site or any documented actions towards gaining site control (if applicable). Identify the role of owner(s) or controlling party(ies) in this Application, and the status of authorization of such entity for this Application. Provide documentation of site control in Appendix D (i.e. Assessor's Card, Title or Deed). Clearly delineate boundaries of ownership / site control in site plans provided in Appendix I. *

The City is site owner and will continue ownership and control of the site after the project is completed.
See Appendix D: Project Site Control and Appendix I: Site and Design Plans for Assessors Card which document site control and boundaries of ownership.

12. Required Restrictions:

Please identify any existing deed restrictions and the parties who hold these restrictions. If a restriction will be required, identify the entity that will hold the restriction. (Examples of restrictions include Conservation Restrictions or Preservation Restrictions)

There is a Historic Preservation Restriction on the Athenaeum, dated 1996, held by the Massachusetts Historical Commission. That document is included in Appendix M: Historic Preservation projects.

13. Public Access:

a) If the project entails a privately-owned (including private non-profit) asset, describe how the public can benefit from the proposed CPA funded improvements.

N/A

b) If the project includes historic preservation, are the improvements visible to the street?

The CPA-funded exterior improvements completed in Phase 1 of this project are visible from both Concord Street and Watson Place and have received accolades from the viewing public.

c) How will the public benefit of the historic resource be ensured? Please describe any proposed expansion of public access.

The building's interior is currently closed to the public due to unsafe conditions and the shutoff of heat and electricity. The Athenaeum Preservation and Restoration is a multi-phase project, and upon completion of the full restoration, which includes a rear addition and elevator installation in Phase 2, the CPA-funded improvements to the interiors will be ADA accessible and will be open to the public during specified hours, yet to be determined.

Note: a public access agreement may be required as a condition of a grant.

14. Long Term Maintenance Plan (as applicable)

Identify which entity will be responsible for maintenance. Document how ongoing maintenance of the completed project will occur and how this maintenance will be funded. *

The City will maintain this property consistent with the standards for maintenance of the rest of its municipal building portfolio. Maintenance will be funded from the City budget.

Note: CPA Funds MAY NOT BE USED FOR MAINTENANCE.

Appendices

Notes: Provide ALL Appendices to your application as a Single PDF Attachment.

If an Appendix is not applicable to your project, indicate it with N/A, after the Appendix title.

- **Appendix A: CPA APPLICANT DECLARATION SIGNATURE PAGE**, signed by All Applicants and Co-Applicants (including the entity with ownership or site control of the project site).
- **Appendix B: Letters of support** by community members or groups, and by municipal departments, divisions, boards, and commissions.
- **Appendix C: Visual project documentation** – To help explain the project, provide digital photographs or drawings of the proposed project site or historic resources, as applicable. Provide an aerial photograph, map, or sketch of the project in its neighborhood.
- **Appendix D: Project site control** – provide documentation that shows the Applicant or Co-Applicant has control over the site, such as: Purchase and Sale Agreement, option, or deed, or other documented evidence of authorization from the property owner in order to proceed with the project.
- **Appendix E: Budget Summary Form** – Provide a copy of completed Budget Summary Form.
- **Appendix F: Cost Estimates** – Provide back-up documentation, i.e., itemized budget details, and other information to support proposed budgets.
- **Appendix G: Funding Sources Documentation** – Letters of commitment for funding and bank statements, as applicable, should be provided as back-up information to proposed budgets.
- **Appendix H: Community Housing Budgets**
- **Appendix I: Site and Design Plans** – For projects involving construction, rehabilitation, site acquisition, easements, or other interests, provide floor plans and elevations, including the existing conditions and proposed site plan(s), as applicable. Professionals attesting to drawings, etc. must be licensed by the Commonwealth of Massachusetts
- **Appendix J: Natural Resource limitations documentation**, e.g., wetlands maps and USGS maps.
- **Appendix K: Property Appraisal** – For acquisition of real property or an interest in it, provide a property appraisal, prepared by an independent professional appraiser, certified in Massachusetts. Note: Acquisition of real property may not exceed the appraised value.
- **Appendix L: Environmental documentation** that confirms proposed site is free of hazardous materials or that there is a plan is in place for assessment and/or remediation. This can include 21E findings. Provide additional environmental studies or documentation, as relevant.
- **Appendix M: Historic Preservation projects** – provide record of easements, Massachusetts Historic Commission Historic Inventory sheet, or other evidence of the resource's historic status. Also, include a Historic Structure Report or existing conditions reports, with photographs.
- **Appendix N: Non-Profit organizations** must include a copy of 501(c)(3) certification, and the most recent financial audit or most recent financial statement.
- **Appendix O: Additional Materials** – Materials the applicant deems useful for consideration of their application

Please be sure to also submit the CPA Full Application Appendices Form.