



City of Salem Community Preservation Committee



Round 6

Report on Funding Recommendations for the Salem City Council

June 18, 2019

Community Preservation Act
FY19 Funding Round
(FY20 and Carried Over Funds)

**Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Land to protect existing and future wet fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use Yes	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town Yes	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure. Yes	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

Overview

The Community Preservation Committee (CPC) submits the following project award recommendations for Community Preservation Act (CPA) funds:

- **Housing Resources**
 - **Lighthouse 47** **\$200,000**

- **Historic Resources**
 - **Facilitating Redevelopment of the Courthouses** **\$40,000**
 - **Old Town Hall Master Plan** **\$25,000**
 - **Brookhouse Home Repointing Project** **\$125,000**
 - **Broad Street Cemetery Preservation Plan & Design Development** **\$35,000**
 - **Nathaniel Bowditch House Roof Replacement** **\$43,000**
 - **Salem Athenaeum Planning Study** **\$35,202**

- **Open Space/Recreational Land**
 - **Gallows Hill Park Renovation** **\$100,000**
 - **Forest River Pool, Design & Permitting** **\$150,000**
 - **Willows Restoration Phase 1** **\$100,000**

Included in this report is a spreadsheet breaking down the recommended source of CPA funds for each project, as well as a detailed overview of the ten projects recommended.

The total funds available for projects is \$853,202.20. This includes the FY20 estimated funds (surcharge revenues and State match), \$75,000 from Footprint's community benefits agreement, as well as carried over, undesignated FY19 funds.

The CPC is recommending funding for projects totaling \$853,202. If awarded, the minimum of 10% minimum spending in the categories of Housing Resources, Historic Resources and Open Space/Recreation will be satisfied.

This will leave a balance available of \$0.20. However, please note that the available funding will increase in November, 2019 when late payments, unspent FY19 admin, surcharges received over the \$650,000 estimate, the increase in the State match from FY19 (\$43,388), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance. In addition, the 11.57% match for FY20 could increase, if additional CPA funds are approved by the State.

RECOMMENDED CPA PROJECTS & FUNDING BY CPA RESERVE ACCOUNT

Project	AWARD RECOMMENDATION		Fund	FY20	FY20	FY20	FY20
			Balance	Housing Reserve	Historic Reserve	OS/Rec Reserve	Budgeted Reserve
			\$84,764.20	\$80,889.00	\$80,889.00	\$80,889.00	\$525,771.00
Community Housing							
NSCDC's Lighthouse 47	\$200,000.00			\$80,889.00			\$119,111.00
Historic Resources							
Facilitating Development of the Courthouses	\$40,000.00				\$40,000.00		
Old Town Hall Master Plan	\$25,000.00				\$25,000.00		
Brookhouse Home Brick Repointing	\$125,000.00				\$15,889.00		\$109,111.00
Broad Street Cemetery Preservation Plan & Design Development	\$35,000.00						\$35,000.00
Nathaniel Bowditch House Roof Replacement	\$43,000.00		\$43,000.00				
Salem Athenaeum Planning for the Future: Universal Access, Enlarged Program Space & Environmental Upgrades to Preserve the Collection	\$35,202.00		\$22,653.20				\$12,548.80
Open Space & Recreation							
Gallows Hill Park Renovation	\$100,000.00		\$19,111.00			\$80,889.00	
Forest River Pool, Design & Permitting	\$150,000.00						\$150,000.00
Willows Restoration Phase 1	\$100,000.00						\$100,000.00
	\$853,202.00		\$84,764.20	\$80,889.00	\$80,889.00	\$80,889.00	\$525,770.80
Remaining			\$0.00	\$0.00	\$0.00	\$0.00	\$0.20

APPLICANT: North Shore Community Development Coalition
PROJECT TITLE: Lighthouse 47
PROJECT LOCATION: 43 Leavitt & 38 Palmer Streets
CPA CATEGORY: Housing Resources: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$200,000.00
CPC RECOMMENDED SOURCE: \$80,889.00 – FY20 Housing Reserve
\$119,111.00 – FY20 Budgeted Reserve

PROJECT DESCRIPTION:

North Shore Community Development Coalition (NSCDC) requested \$200,000 in CPA funds to create 25 units of affordable housing and 1500sf of commercial/program space at 47 Leavitt Street. The nearby parcel located at 38 Palmer Street will provide seven parking spaces. Therefore, the development at 47 Leavitt Street will have access to a total of 23 parking spaces, 16 spaces at the site and seven additional spaces only one block away.



The Point Neighborhood and the City of Salem, like many communities and cities around country, are facing a severe housing crisis. Home prices and rents have increased significantly over the last several years and the creation of affordable housing is critical in every community. Over 48% and 54% of renters in Salem and The Point respectively are considered “Cost Burdened,” which means that they pay over 30% of their income in rent. The City of Salem’s need for quality, up-to-date, affordable housing units was clearly demonstrated when the North Shore CDC recently rehabbed 64 units in the Point Neighborhood to serve households earning 60% of the area median income or below. Over 600 applications were received by the North shore CDC for the unit lottery in July of 2016 for 24 available units. This project will be 100% affordable at 60% of the Area Median Income (AMI), with some units set aside for Extremely Low Income (ELI) households. The property will also be built to a passive house standard, allowing for higher heating efficiency levels and lower operating costs.

FINANCIAL:

PROPOSED BUDGET SUMMARY					
	STUDY	SOFT COSTS	ACQUISITION	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$	\$200,000	\$	\$	\$200,000
SOURCE 2: FEDERAL AND STATE LIHTC	\$	\$2,633,440	\$380,000	\$3,280,179	\$6,293,619
SOURCE 3: STATE(DHCD) SUBSIDY (AHTF, CATNHP, CBH, HIF, HOME, HSF)	\$	\$	\$	\$2,442,012	\$2,442,012
SOURCE 4: CITY HOME	\$	\$25,000	\$	\$	\$25,000
SOURCE 5: PERMANENT LOAN	\$	\$	\$	\$ 1,755,000	\$ 1,755,000
TOTAL PROJECT COST	\$	\$	\$	\$	\$10,715,631

TIMELINE:

- Fall 2016 – 3 Community Meetings to present the project (DONE) Winter 2017 – Preliminary Design (DONE)
- Spring/Summer – Permitting (DONE) Summer/Fall 2018 – Design (DONE)
- Fall 2019 – Pre Application to DHCD
- Spring 2020 – Full Funding Award Application to DHCD Fall 2020 - Funding Awards
- Spring/Summer 2021 – Construction Start Date Summer 2022 - Lease Up
- Fall/Winter 2022 – Permanent Closing.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Greel not present and Northcutt abstaining, to recommend funding this application at \$200,000. The CPC voted to recommend \$80,889 from FY20 Housing Reserve and \$119,111 from the FY20 Budgeted Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction (maximum 80% AMI, that has been approved by the MA Department of Housing and Community Development) be filed at the Registry of Deeds.

APPLICANT: Salem Redevelopment Authority
PROJECT TITLE: Facilitating the Redevelopment of the Courthouses
PROJECT LOCATION: 32-50 Federal Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$40,000
CPC RECOMMENDED SOURCE: \$40,000 – FY20 Historic Resources Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$40,000 in CPA funds to engage a team of professionals to assist in completing several predevelopment activities in advance of issuing a Request for Proposals (RFP) for preservation and redevelopment of the former Superior Court and the County Commissioner's Building. The consultant will compile information that is vital to provide to a potential developer so that they can submit an informed redevelopment proposal that is feasible and can be realized. This information-gathering initiative will assist potential bidders as they evaluate the Salem Redevelopment Authority's RFP and determine what is developmentally and economically feasible.



The Commonwealth of Massachusetts has determined that it is no longer in need of these two connected buildings. Together they demarcate a significant gateway to the downtown and present one of the City's most impressive historic streetscapes. They are architecturally and culturally significant, being part of Salem's long history as a judicial seat and serve as a link between the downtown and the McIntire Historic District. They are the first buildings of prominence that visitors to Salem see as they step off the train and make their way downtown. The structures are proximate to shops, restaurants, retail, cultural sites, and institutions.

The Commonwealth has authorized, through a Memorandum of Understanding (MOU), the SRA to prepare them for inclusion in a Request for Qualifications (RFQ) and soon thereafter, a Request for Proposals (RFP) to seek a qualified development team to assist in several pre-development activities. The Commonwealth will retain ownership through this process until a developer is designated and has purchased the property. CPA funding will enable the SRA to thoughtfully and methodically plan for and address the long-term preservation of the structure's historic fabric, the financial feasibility of preservation activities, the subdivision of the property, and the overall presentation and interaction of these buildings with the surrounding vehicular, pedestrian, and transit infrastructure.

FINANCIAL:

The request is based upon comparable studies undertaken by the DPCD in recent years.

TIMELINE:

Task #	Project Week	Task	Description/Notes
	0	CPA Funding Awarded*	City Council votes to appropriate requested funding
1	1-3	Finalize scope of work, compile RFQ, RFP, or other documents	Documents to solicit information will be in accordance with Massachusetts procurement laws
2	4-8	Advertise RFQ, RFP, etc.	Advertising in accordance with Massachusetts procurement laws in addition to personal outreach to consultants
3	9-12	Review submitted proposals, qualifications, references	Review to be led by Planning Department staff with consultation and final determination by the SRA.
4	13-14	Finalize contract with selected consultant(s)	Contract finalization to be led by Planning Department staff with final review and signature by SRA.
5	15-20	Consultant(s) to commence work in accordance with approved contract	This is an estimate, the submittals in Task # 3 will provide a more informed timeline for this work.
6	21	Consultant to present findings, reports, etc. to the SRA at a public meeting.	Like Task #5, this is an estimate and will be better defined in the submittals referenced in Task #3.

CPC RECOMMENDATION:

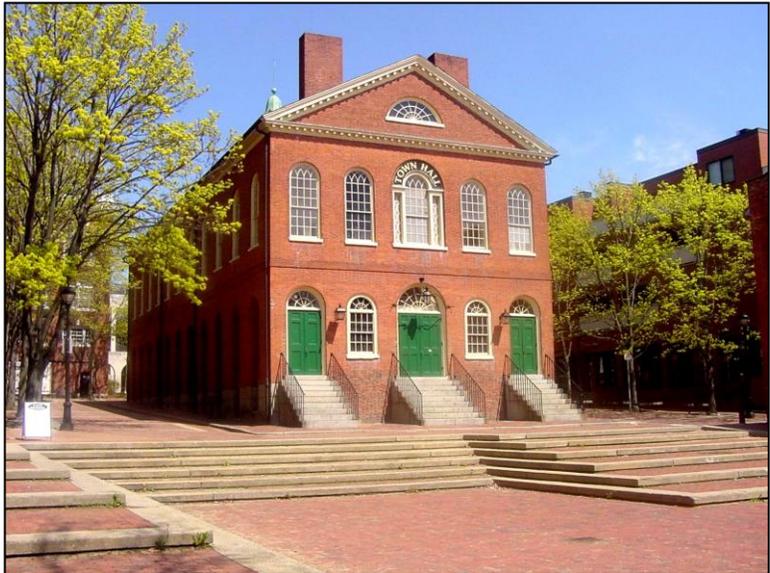
The Community Preservation Committee voted unanimously with Greel not present, to recommend funding this application at \$40,000. The CPC voted to recommend \$40,000 from the FY20 Historic Resources Reserve.

APPLICANT: City of Salem (DPCD)
PROJECT TITLE: Old Town Hall Master Plan
PROJECT LOCATION: 32 Derby Square
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$25,000
CPC RECOMMENDED SOURCE: \$25,000 - FY20 Historic Resources Reserve

PROJECT DESCRIPTION:

The City of Salem submitted a request for \$25,000 to undertake a comprehensive Master Plan for Old Town Hall to assess necessary repairs and upgrades to inform strategic decisions about its continued, long-term use.

Old Town Hall is the City’s oldest surviving municipal structure, dating to 1816, and an outstanding example of a Federal Style building. The second floor of the building, the Great Hall, has been in continuous use as a public hall since its construction. The building contains elements attributed to both Charles Bulfinch, the most influential Boston architect of the Federal period, and Samuel McIntire, Salem’s renowned architect and woodcarver.



Pedestrians can access the entire circumference of the building. Old Town Hall is now home to the Salem Museum and History Alive Theater Company, both of which provide cultural and educational programming related to Salem’s history. In addition, the Hall hosts more than 80 civic and community events each year.

Significant investments have been made through the years. The most recent building assessments were completed in 2007: a Building Condition Assessment and a Structural Assessment. The recommendations of the 2007 reports resulted in projects such as replacement of the heating system in 2009 and the CPA-funded restoration of the Hall’s historic windows in 2014. However, after 200+ years of continuous use, the Hall is in need of a number of substantial repairs and upgrades, such as the installation of fire suppression, asbestos abatement, brick work, structural improvements, and upgraded HVAC to provide climate control. In light of the building’s many competing needs, a Master Plan will allow us to strategically prioritize projects and subsequent funding requests based on preservation benefits in order to preserve and improve Old Town Hall and ensure its continued use for the next 200 years.

FINANCIAL:

PROPOSED BUDGET SUMMARY					
	STUDY	SOFT COSTS	ACQUISITION	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$25,000	\$	\$	\$	\$25,000
SOURCE 2: CIP REQUEST	\$25,000	\$	\$	\$	\$25,000
TOTAL PROJECT COST	\$	\$	\$	\$	\$50,000

TIMELINE:

- MASTER PLAN TEAM SELECTION PROCESS AUGUST 2019-OCTOBER 2019
- PLANNING AND DESIGN PROCESS NOVEMBER 2019-MARCH 2020
- PROJECT COMPLETION APRIL 2020

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously with Greel not present, to recommend funding this request at \$25,000. The CPC voted to recommend \$25,000 from the FY20 Historic Resource Reserve.

APPLICANT: Brookhouse Home Board of Governance
PROJECT TITLE: Brookhouse Home Brick Repointing Project
PROJECT LOCATION: 180 Derby Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$125,000
CPC RECOMMENDED SOURCE: \$15,889 - FY20 Historic Resources Reserve
\$109,111 – FY20 Budgeted Reserve

PROJECT DESCRIPTION:

The Brookhouse Home Board of Governance submitted a request for \$125,000 to help defray the cost of repairing and re-pointing the exterior brickwork of the Brookhouse Home, also known as the Benjamin W. Crowninshield Home, located adjacent to the Custom House and directly in front of Derby Wharf.



Brookhouse is a Level IV rest home, licensed by the Department of Public Health, with the primary mission to provide a safe and affordable housing option for senior women (55+) who require support with activities of daily living. The Brookhouse is home to thirty-six women who range in age from 63 to 98 years of age. Supported by a diverse staff of 27 men and women, Brookhouse Home enables its residents to maintain an independent lifestyle in a private, homelike setting in the heart of historic Salem. Brookhouse provides twenty-four hour, direct-care staffing in addition to the basic supported services found in other long term care settings such as meals, housekeeping, laundry, medication management and social activities. The population served are women who require support with bathing, dressing, and medication administration and who cannot afford the high cost of other assisted living options as 96% of the residents are low-income with Social Security as their only source of income.

Brookhouse Home (built in 1810) is a key architectural feature along the Derby Street waterfront. Benjamin Crowninshield, son of Mary Derby, and notable Salem merchant and former Secretary of the Navy, had this home built as a residence for his family. The original home was considered to be one of the last commissions of Salem architect, Samuel McIntire. It is listed in the National Register of Historic Places as part of the Derby Waterfront District and is a vital part of the historic view shed that is combined with the buildings of the Salem Maritime National Historic Site, the oldest historic site in the National Park Service system. The preservation of the Brookhouse Home helps to promote the significance of the maritime industry in Salem's history.

Over the past eight years, Brookhouse has repaired multiple water leaks and damage attributed to roof and exterior degradation. Repairs to the roof and nine chimneys have already been completed. A general review of the building was conducted in March 2017 by Sabbagh Associates, Inc and the need to secure the envelope of the building was identified as high priority. A further study by Seger Architects completed in 2018 reinforced this. If the exterior brickwork continues to deteriorate without intervention, the damage could make Brookhouse uninhabitable. strategic imperative.

The repointing and replacement of the exterior brickwork is required to restore and preserve the envelope of the building. The scope of work includes nine elevations and will include the removal of existing sealant from the perimeter of all masonry openings, caulking with urethane sealant, joint cutting to achieve a uniform depth of 3/8 inch prior to pointing, with mortar to match the existing product as closely as possible. Scaffolding will be set up to allow for access to the brick work with the use of an aerial lift for elevations four through seven. CPA funding will help defray the estimated cost of completion for the three worst elevations.

FINANCIAL:

	STUDY	SOFT COSTS	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$	\$	\$125,000	\$125,000
SOURCE 2: CUMMINGS SUSTAINING GRANT	\$	\$	\$ 50,000	\$50,000
SOURCE 3: FARNSWORTH TRUST GRANT	\$	\$	\$175,000	\$175,000
TOTAL PROJECT COST	\$	\$	\$350,000	\$350,000

TIMELINE:

The project proposed is urgent in the sense that the brickwork needs to be completed as soon as possible to the areas of the building that have sustained the most damage. Work will begin as soon as funding is approved.

CPC RECOMMENDATION:

The Community Preservation Committee voted 7 in favor and 1 opposed, with Moriarty in opposition, with Greel not present, to recommend funding this request at \$125,000. The CPC voted to recommend \$15,889 from the FY20 Historic Resources Reserve and with \$109,111 from the FY20 Budgeted Reserve. Funding is conditional upon the requirement that a Preservation Restriction, that has been approved by the Massachusetts Historical Commission, be filed at the Registry of Deeds.

APPLICANT: City of Salem (DPCD)
PROJECT TITLE: Broad Street Cemetery Preservation Plan and Design Development
PROJECT LOCATION: 5R Broad Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$35,000
CPC RECOMMENDED SOURCE: \$35,000 - FY20 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem submitted a request for \$35,000 to hire a consultant team to complete an updated assessment of historic resources and landscape features, identify restoration needs, priorities and costs, and prepare restoration plans and documents for Broad Street Cemetery.

Broad Street Cemetery is located between Broad Street, Winthrop Street and Summer Street, directly behind the former Salem Senior Center at 5 Broad Street. It is one of the City’s oldest burial grounds



and contains an exceptional collection of slate and marble burial markers, family tombs, box tombs, stone retaining walls and iron fencing. The cemetery’s topography is varied and includes many mature shade trees. The cemetery is highly visible and is a major presence in the neighborhood. It also serves as a passive recreational resource for the neighborhood and is well-utilized.

In 2002, the City commissioned a planning study of four City-owned burial grounds, including Broad Street Cemetery. The *Burial Ground Planning Project (Plan)* conducted intensive research into the historical development of each site, documented and assessed the condition of each burial ground, including tombs, markers, walls, fences, circulation and plantings, and presented recommendations for the preservation of these resources. For Broad Street Cemetery, the plan provided recommendations and associated cost estimates for circulation paths, fencing, landscape plantings and removals, and tomb conservation. In addition, the Plan recommended changes to the Broad Street Cemetery’s entrances, including removal of the granite steps at the Winthrop Street entry, which are unsafe and traverse a burial tomb, and restoration of the historic cart path between this entry and the Summer Street entry. The plan also included recommendations for the stabilization of granite block retaining walls on Winthrop, Mount Vernon and Summer Streets. Unfortunately, the 2002 recommendations for Broad Street Cemetery have not been implemented and site conditions and restoration costs at the cemetery have changed considerably over the past 15 years. In addition, the 2002 Plan did not consider potential archaeological impacts from proposed landscape changes, nor did it evaluate slate and marble headstones for conservation needs.

Today, the 365-year-old Cemetery is exhibiting visible signs of deterioration and is need of significant investment. Numerous headstones are in critical need of cleaning, repair and resetting and burial tombs and box tombs are exhibiting significant structural deterioration. In addition, deterioration of the cemetery’s retaining walls and fencing have allowed unauthorized access points to the site that inhibits the City’s ability to prohibit visitation to the cemetery after hours. Furthermore, the combination of the cemetery’s challenging terrain of steep inclines, lack of defined paths and deteriorating and unsafe granite steps at the Winthrop Street entrance (currently the only authorized entry to the cemetery) have resulted in visitors accessing the cemetery across the property’s steep slopes, which is causing erosion

to landscape features and damage to family tombs. Historic burial features are fragile and continued exposure to acid rain, freeze and thaw cycles, ground movement, and inadvertent damage by visitors will result in irreparable loss if preservation measures are not taken soon. Without restoration and conservation, these centuries-old artifacts could be damaged to the point where they cannot be restored. The work needed includes:

- Repair, restoration and resetting of headstones and footstones
- Stabilization and conservation of tombs and box tombs
- Enhancement of cemetery entrances
- Restoration and creation of pathways
- Preservation and removal of vegetation
- Stabilization of retaining walls
- Rehabilitation of fencing and gates

Commissioning an updated and expanded Broad Street Cemetery Preservation Plan that includes design development plans is critical for advancing efforts to preserve this historic burial ground. The 2002 plan provided only general recommendations for Broad Street Cemetery and more detail is required to move improvements forward. In addition, conditions assessment (including the historic burial markers) and cost estimates from the 2002 Plan need updating. And finally, the Broad Street Cemetery Preservation Plan will prioritize restoration needs at the cemetery and will result in a set of design plans and bid documents that will enable the City to pursue funding for restoration work. Consistent with the findings of the reports referenced above, the City would hire a consultant team, including a landscape architect, structural engineer, archaeologist and stone conservator, to:

- Update findings on existing conditions at Broad Street Cemetery;
- Make specific recommendations for conservation, restoration and site improvements to the Cemetery and establish priorities;
- Provide cost estimates for identified improvements;
- Create landscape plans, elevations and illustrations with goal of retaining the historic integrity of the burial ground;
- Work collaboratively with the Friends of Broad Street Cemetery, the surrounding neighborhood, the Cemetery Commission and the Historical Commission; and
- Prepare bid documents for conservation, restoration and site improvements.

FINANCIAL:

The total funding request of \$35,000 is based on the cost of the landscape restoration plan and monument assessment completed for Charter Street Cemetery.

TIMELINE:

Preservation Team Selection Process	August 2019-October 2019
Planning and Design Process	November 2019-March 2019
Project Completion	April 2020

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously with Greel not present, to recommend funding this request at \$35,000. The CPC voted to recommend \$35,000 from the FY20 Budgeted Reserve.

APPLICANT: Historic Salem, Inc.
PROJECT TITLE: Nathaniel Bowditch House Roof Replacement
PROJECT LOCATION: 9 North Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$43,000
CPC RECOMMENDED SOURCE: \$43,000 - Fund Balance

PROJECT DESCRIPTION:

Historic Salem, Inc. submitted a request for \$43,012.50 to replace the roof of the Nathaniel Bowditch House located at 9 North Street, adjacent to the Witch (Corwin) House. The Nathaniel Bowditch House, one of the most historically significant homes in the city of Salem, is a part of the McIntire Local Historic District, and a National Historic Landmark in its own right.

The Nathaniel Bowditch House has been the headquarters of HSI since the early 2000s. HSI, celebrating its 75th anniversary in 2019, is a nonprofit organization established in 1944, when the Witch House and the Nathaniel Bowditch House were threatened with demolition in a project to widen Essex Street. A group of citizens came together, formed the organization, and raised funds to purchase the buildings. They shifted the Witch House back on its site and moved the main section of the Bowditch House around the corner to North Street, saving both from destruction.



Since its founding, HSI has been committed to its mission to ensure that the historic resources of Salem, which are the key to its identity, its quality of life, and its economic vitality, are preserved for future generations, and that new development complements the historic character of the city. Maintaining the organization’s headquarters at the Bowditch House will enable HSI to enact its mission, which is beneficial to the community at large. In addition, the first floor of the Bowditch House is home to a small Nathaniel Bowditch exhibit made up of informational museum panels, objects, and documents relating to his life. The exhibit is open to the public free of charge during HSI’s office hours. In recent years, the Bowditch House has also provided storage and meeting space to other heritage groups, including the Salem Historical Society and Voices Against Injustice’s Witch Trials Memorial Committee. This space is provided free of charge.

This project is needed because it was recently discovered that the wood shingles on the Bowditch House’s current roof are rapidly deteriorating, resulting in water infiltration that is threatening the historic fabric of the building. The project is to completely replace a badly deteriorated and leaking wood shingle roof installed in 2003 with a standing seam copper roof.

FINANCIAL:

The basis for HSI’s total CPA funding request is an estimate obtained from Robert Levesque of American Steeple & Tower Co. HSI will match any money awarded with funds that are already on-hand in its organizational bank accounts.

TIMELINE:

The anticipated start and completion is within the City's 2019-2020 fiscal year. The start date will also be conditional upon bidding and contract negotiations, as well as coordination with the project contractor's schedule. The anticipated duration of the project is approximately three weeks.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Greel not present, to recommend funding this request at \$43,000. The CPC voted to recommend \$43,000 from the Fund Balance. Funding is conditional upon the requirement that a Preservation Restriction, that has been approved by the Massachusetts Historical Commission, be filed at the Registry of Deeds.

APPLICANT: The Salem Athenaeum
PROJECT TITLE: Planning for the Future: Universal Access, Enlarged Program Space & Environmental Upgrades to Preserve the Collection
PROJECT LOCATION: 337 Essex Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$35,202
CPC RECOMMENDED SOURCE: \$22,653.20 - Fund Balance
 \$12,548.80 - FY20 Budgeted Reserve

PROJECT DESCRIPTION:

The Salem Athenaeum submitted a request for \$42,000 to conduct a feasibility study for a capital building project to add universal access, expand staff and program space, and provide environmental upgrades to preserve collections.



The Athenaeum is one of Salem's cultural centers offering lectures, concerts, writing groups and workshops, the Salem Literary Festival, and a host of discussion groups along with a current circulating library and an historical research collection. The building is a listed contributor to the McIntire Historic District and is in a highly-visited area by residents and tourists alike. The Salem Athenaeum is open 24 hours each week to the public for use of the library, for quiet work/study space, and for viewing rotating exhibitions. More than 50 cultural programs per year and 10+ discussion groups draw 2,800 people from Salem, the North Shore, and beyond. The Salem Literary Festival draws more than 200 people, with an ever-expanding audience year over year. The Athenaeum's collections document the intellectual history of Salem beginning in the colonial era and today the collections and cultural programs contribute to the creative and vibrant cultural life of Salem.

Demand for use of space is increasing each year by members and other non-profits and community groups. The Athenaeum's building does not have universal access. It uses a combination of steam boiler system, window air conditioners and de-humidifiers to provide climate control for the vulnerable historical collections and the public. Space limitations severely constrain our ability to meet demand for increased programming. The building has not been modified since it was constructed in 1907 to house the collections and reading rooms. The collections have grown and modern conservation and library techniques have changed but the space and stack configuration have not. Public program space is limited to the reading room which accommodates 75 people for lectures, the trustees' room which can accommodate 20, and the garden can accommodate up to 150 people in good weather. Lack of program and adequate staff space limits our ability to expand services to the community.

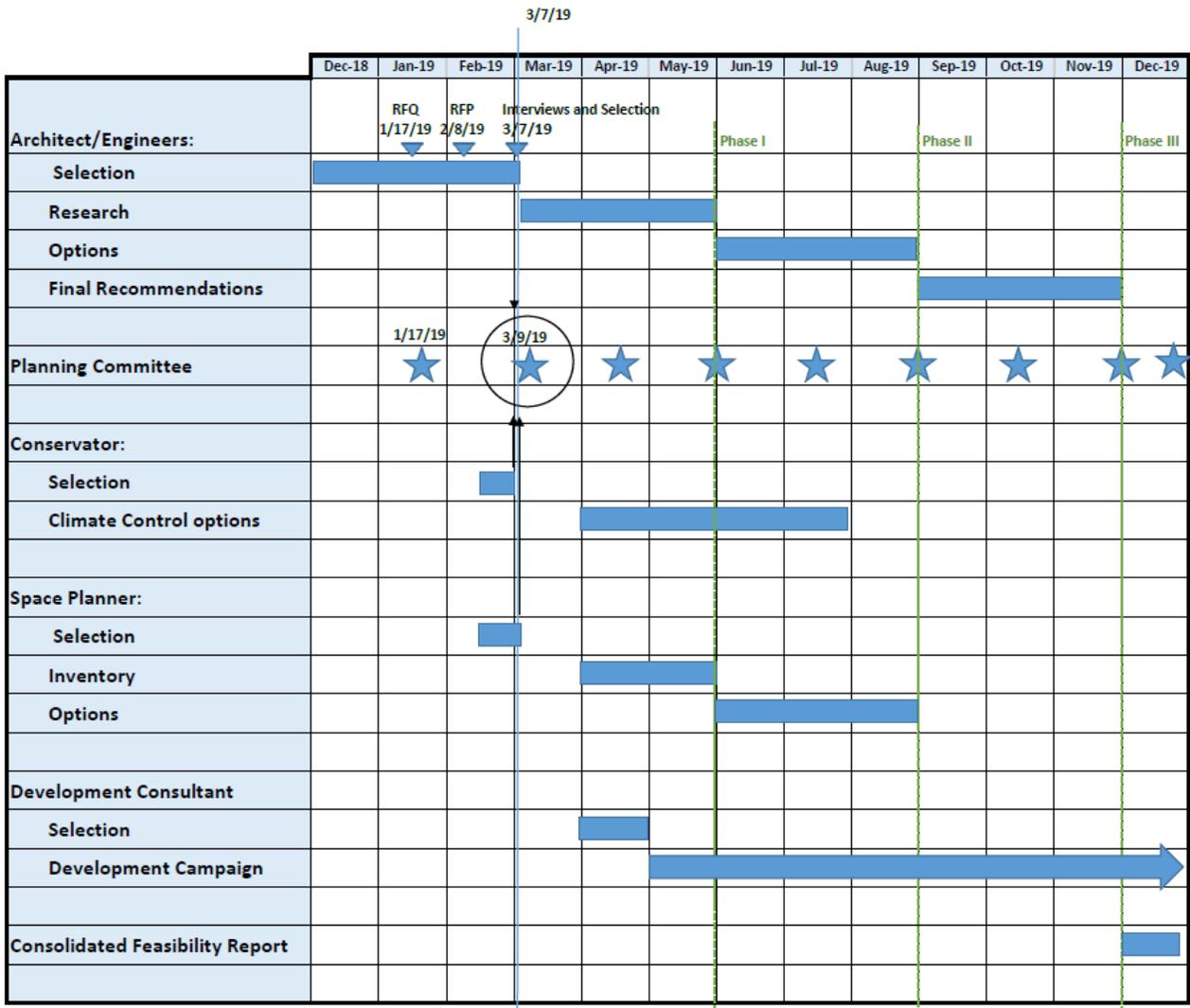
Lack of universal access limits audience participation and restricts the Athenaeum's ability to receive grant funding for cultural programming. The Salem Athenaeum's project is a feasibility study with a scope of work to include planning for: universal access to and within the building; an HVAC system to provide for human comfort and preservation of collections; and improved space utilization for collections, programs, and staff. HVAC improvements are crucial to preserving the historical collections from the 17th-19th Century. The goal of this feasibility study is to engage consultants to provide technical expertise to evaluate needs and refine alternatives, and establish realistic costs and phasing.

FINANCIAL:

The project budget is \$84,000. The Cultural Facilities Fund will provide \$30,000. Funding for this study will come from the Salem Athenaeum and the Massachusetts Cultural Facilities Fund, a program of the state of Massachusetts administered through a collaborative arrangement between MassDevelopment and the Mass Cultural Council. The deadline to complete this study is December 2019. To supplement grant funds for this project, Athenaeum trustees plan to raise funds through individual donations and organize event fundraisers to meet the project budget.

TIMELINE:

Planning and Feasibility Study
 Project Schedule
 3/7/19



CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 2 opposed, with Moriarty and Shea in opposition, with Greel not present, to recommend funding this request at \$35,202. The CPC voted to recommend \$22,653.20 from the Fund Balance and \$12,548.80 from the FY20 Budgeted Reserve. Funding is conditional upon the requirement that a Preservation Restriction, that has been approved by the Massachusetts Historical Commission, be filed at the Registry of Deeds.

APPLICANT:	City of Salem (DPCD)
PROJECT TITLE:	Gallows Hill Park Renovation
PROJECT LOCATION:	53 Hanson Street
CPA CATEGORY:	Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$100,000
CPC RECOMMENDED SOURCE:	\$19,111 – Fund Balance
	\$80,889 – FY20 Open Space/Recreation Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$100,000 in CPA funds to renovate Gallows Hill Park which will include expanding the baseball field to high-school size, reconstructed skatepark, improved drainage, enhancements to the surrounding trail network, and remediation of contaminated soils.

Gallows Hill Park is located at the crossroads of several Salem neighborhoods. The Gallows Hill residential neighborhood and Witchcraft Heights elementary school are to the west. The emerging Blubber Hollow residential neighborhood is to the north. The Salem Heights apartment complex, Highland Avenue commercial corridor, North Shore Medical Center, and Salem’s Middle and High Schools are to the east and southeast. Furthermore, the park’s visibility has been elevated recently by the inauguration of the nearby Proctor’s Ledge witch trials memorial, which draws visitors from across the world into the neighborhood.



The project is needed to meet the community’s goals that have been identified through multiple local planning initiatives: to meet the needs of the baseball community, to provide a safe and fun place for skateboarders, roller bladers, and BMX bikers, and, overall, to provide a park experience that lives up to the aspirations of the city.

The City’s existing high school-sized baseball field at Palmer Cove Park is vulnerable to salt-water inundation and a community-led design process has generated a new design for Palmer Cove that excludes the baseball field. The baseball community reviewed an analysis of relocation options and selected Gallows Hill Park as the ideal location for a new high school-size field. This new field will not only meet the needs of the City’s baseball programs, but will advance the City’s goal to relocate facilities out of areas at risk of damage through climate change.

For another key component of the project, the City has led a design process for the reconstruction of the Ryan Brennan Memorial Skatepark. Constructed in the 1990s in memory of the Salem teen who died in a roller blading accident, the skatepark has fallen into disuse as it is no longer competitive with new skateparks that offer the latest features and meet higher safety standards. The new skatepark will provide a fun place for skateboarders, roller bladers, and BMX bikers to safely ride and continue to honor the late Salem teen for which it is named.

The project will also include select trail improvements, including wayfinding and educational signage, to integrate the park's various trail segments, connect park features to each other, and make the park more accessible to the surrounding neighborhoods. Salem Sound Coastwatch has committed to assisting with the creation of educational signage. In addition, site drainage will be improved through the construction of a rain garden or other similar treatment structure.

Several years of planning, design, and stakeholder engagement are culminating in a project that will be ready for execution this summer and fall construction season.

FINANCIAL:

Brennan Construction, Inc., the construction company owned by the family of the late Ryan Brennan for whom the skatepark is named, has committed to providing in-kind construction services, valued at \$50,000. In addition, the City has been awarded a state PARC grant (\$400,000) and a Tony Hawke grant (\$5,000). There is a pending request for additional local funds through the fiscal year 2020 Capital Improvement Program. The final park design will identify potential improvements, such as trail clearing, that can be conducted in the future by volunteers.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$ 100,000	\$ 100,000
SOURCE 2: REMAINING PRIOR CPA	\$	\$ 50,000	\$	\$ 50,000	\$ 100,000
SOURCE 3: PARC GRANT	\$	\$ 26,928	\$	\$ 373,072	\$ 400,000
SOURCE 4: CIP	\$	\$	\$	\$ 459,000	\$ 459,000
SOURCE 5: TONY HAWK GRANT	\$	\$	\$	\$ 5,000	\$ 5,000
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$ 76,928	\$	\$ 987,072	\$ 1,064,000

**Soft costs include design, professional services, permitting fees, closing costs, legal, etc.*

***For this application "construction" refers to new construction, rehabilitation, preservation and/or restoration work.*

TIMELINE:

The City has obtained a \$400,000 Parkland Acquisitions and Renovations for Communities (PARC) grant from the Commonwealth that imposes a strict deadline of July 1, 2020 to complete of the project. In order to meet that deadline, it is critical that construction begin as close to July 2019 as possible so that any unforeseen site conditions can be addressed early without delaying the project's completion beyond this deadline. In addition, completing this project now may result in synergy with the remediation of the contaminated soil recently discovered at the adjacent Mansell Field. If remediation and renovation can be conducted together, it may be possible to maximize use of project funding by having a single general contractor mobilize just once.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Greel not present, to recommend funding this application at \$100,000. The CPC voted to recommend \$19,111 from the Fund Balance and \$80,889 from FY20 Open Space/Recreation Reserve.

APPLICANT:	City of Salem, Park & Recreation
PROJECT TITLE:	Forest River Pool, Bathhouse & Associated Facilities Design & Permitting
PROJECT LOCATION:	Forest River Park
CPA CATEGORY:	Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$150,000
CPC RECOMMENDED SOURCE:	\$150,000 – FY20 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem Park and Recreation requested \$250,000 in CPA funds to create a new pool complex, including 2 pools, restored bathhouse with community and concession area, restored tidal area and open space with walkway along ocean at Forest River Park.

The Forest River Pool is located in Forest River Park at 38 Clifton Avenue in Salem MA. The site is a wooded area park, located along Salem Harbor, with coastline along over 50% of its boundary, and residential neighborhoods abutting the remaining boundaries. The whole park is 30.37 acres, and has a baseball diamond, basketball courts, tennis courts, a playground area for children, beaches, and Pioneer Village museum (a recreated 17th century village). The park is one of the oldest parks in the city and is heavily used for active and passive recreation.



This project is focused on approximately 3.5 acres in the southeastern part of the park and on the access road to the pool facility. The existing facility is located at the southern part of Forest River Park, with stunning views to Salem Harbor and Marblehead. The facility has been at that location for over 100 years in various forms, and has provided generations of families and residents recreation, exercise, and relaxation. The existing pool leaks and cannot be maintained due to the need for repairs, the filtration system was permanently damaged by flooding during the past season's winter storms, when the current filtration equipment was all underwater. The bathhouse building is exhibiting signs of deterioration and as configured does not meet the needs of a modern bathhouse, is out of code compliance and does not provide accessibility for patrons. The interior and exterior of the bathhouse could be much improved through creative cosmetic renovations, given that it is in generally good repair, is structurally stable and has new roofing. Also, the building has a little "wow" factor, due to its stucco and arch design from the 1920s.

The project includes the rehabilitation of the existing 4,000 SF bathhouse. The bathhouse building will house changing rooms, a concession area and a community room. A separate building will be provided for the filtration, electrical and lifeguard spaces. The replacement of the existing pool with a 4,600 SF combination lap and recreational pool, a 1,600 SF separate kiddie pool with minimum depth, and a 2,200 SF splash pad adjacent to the bathhouse will accommodate a total of 414 bathers. Underutilized tennis courts and a deteriorated parking area to the west of the pool will be reconfigured to accommodate parking for staff and a vehicle drop-off area. A proposed lawn area by the current tennis courts would be a site for temporary activities for the summer months including a tent for summer camps. The pool access road will be upgraded and an adjacent pedestrian path will be constructed to connect with the new parking area at the entrance of the park with accessible parking. Also, the project includes the reclamation of part of the natural cove site by moving the proposed pool to higher ground.

and extending the shoreline walkway which will go beyond the pool. The pool is being moved five feet above existing pool deck to prevent flooding and leaks through the pool structure (response to the high tide).

FINANCIAL:

The design budget to take this project through permitting to final design is \$755,800, which includes surveys, permitting costs, and design fees. The City has about \$100,000 in place between a DOER grant and CIP that has not been spent. We need an additional \$655k. This request is for less than half of the need. It is the intent of the City to come back to the CPA once designs are further along and other grants/state funds are secured to request additional funds for construction.

	STUDY	SOFT COSTS	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$	\$250,000	\$	\$250,000
SOURCE 2: CPA FY17	\$20,000	\$	\$	\$20,000
SOURCE 3: CIP FY18	\$50,000	\$	\$	\$50,000
SOURCE 4: CIP FY19	\$12,750	\$87,000	\$	\$99,750
SOURCE 5: DOER GRANT - APPROVED	\$	\$12,500	\$	\$12,500
SOURCE 6: CIP FY20 - POTENTIAL	\$	\$406,300	\$	\$406,300
TOTAL PROJECT COST	\$82,750 (SPENT)	\$755,800	\$	\$838,550

TIMELINE:

The existing facility is in exceedingly poor condition and is closed. The feasibility study for a new facility was completed in October 2018 and the project is currently in the Schematic Design phase, which will be completed by June of 2019. Permitting and design development need to start this year in order to better understand how to address the shoreline. In order to have the project up and running by 2021, then we need to finalize design March 2020, then would proceed to 100% Construction Documents with early construction (demolition) starting in the winter of 2020. With a projected 12-month construction schedule, the facility will be completed by the summer of 2021 and reopened to the public.

Project Timeline

- Schematic Design June 2019
- Design Development July 2019 - November 2019
- DD/CD Permit Site Work/ Environmental Review Fall 2019
- Construction Documents December 2019 – March 2020
- CD-Final Permitting November 2019- March 2020
- Bidding/Contract April- May 2020
- Construction June 2020- June 2021

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Greel not present, to recommend funding this request at \$150,000. The CPC voted to recommend \$150,000 from the FY20 Budgeted Reserve.

APPLICANT: City of Salem, Park and Recreation
PROJECT TITLE: Willows Restoration Phase 1
PROJECT LOCATION: 165 Fort Avenue
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$100,000
CPC RECOMMENDED SOURCE: \$100,000 – FY20 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$100,000 in CPA funds to stabilize and revegetate of the area known as “the Hill” at Salem Willows Park.

Salem Willows Park is 24.62 acres and has a wide variety of uses including (but not limited to) tennis and basketball courts, two small beaches, a yacht club, arcades, and restaurants. The park is directly adjacent to one of Salem’s many historic neighborhoods, and is nearby many other assets of the City including Bentley Academy Charter School, Camp Naumkeag, Winter Island, and Fort Lee.



The Willows is a critical historic landscape asset of the City of Salem.

This project is the first phase of a master plan for renovations and restorations the park, focusing on the stabilization and revegetation of the area known as “the Hill”, an elevated area of rock ledge, trees, and turf at the park’s core. Abutting the largest parking lot on site, the Hill is the highest point in the Willows, offering commanding views of the rest of the park, the coast and Beverly Harbor.

Unregulated overflow parking on the Hill from the adjacent parking lot has significantly degraded this important landscape feature, posing an immediate threat to the health of the trees on site and a long-term threat of soil erosion. Additionally, the Hill is the site of the historic Brown’s Electric Flying Horses, the remains of which are unprotected and threatened with destruction beneath the wear and tear of car tires.

The scope of work includes 1) a redesign of the degraded central parking lot at the Willows, the Hill, and associated sidewalks and roads, and 2) construction work for stabilization, renovation, and replanting of the Hill. Construction of the improvements to pathways and roads will be addressed in future grant applications, but the overall design work must be performed at this stage to ensure proper grading and drainage across the park. Specific construction work to be executed at this stage includes measures to exclude vehicular traffic from the Hill, removal of deteriorated paving materials, replacement of degraded and compacted soils, and a new planting scheme with native vegetation. The goals of the project include the stabilization of the soils on the Hill, the establishment of native vegetative communities and turf areas, the preservation of the site of the historic Brown’s Carousel, and the protection of the Hill from future vehicular disturbance.

On its own, the project is necessary to maintain the integrity of the Hill as a functional and usable space within Salem Willows—a far cry from its current use as an unregulated, inefficient parking lot. Furthermore, the project is the first of a multi-phase master plan intended to bolster the user-friendliness and resiliency of Salem Willows for future generations.

FINANCIAL:

In addition to CPA funds, the project team is pursuing grants from the Massachusetts Historical Commission Preservation Projects Fund (MHC), the Massachusetts Office of Coastal Zone Management (CZM), and the Parkland Acquisitions and Renovations for Communities (PARC) grant program.

	Study	Soft costs	Construction	Total
Source 1: Salem Cpa	\$	\$50,000	\$ 50,000	\$100,000
Source 2: Short term	\$26,000	\$	\$	\$26,000
Source 3: CZM Grants	\$	\$50,000	\$50,000	\$100,000
Source 4: CIP	\$	\$	\$167,000	\$167,000
Total Project Cost	\$26,000	\$100,000	\$267,000	\$393,000

TIMELINE:

There is no critical deadline, but the sooner the slopes of the Hill are stabilized and revegetated, the lesser the impact of erosion on the surrounding landscape and harbor; the sooner the unregulated parking is addressed, the less damage (and therefore the less costly the repairs) to the Hill as time progresses.

- Study: March-June, 2019
- Design (50%, Phase 1 & 2): July-October, 2019
- Final Design (Phase 1): October-December, 2019
- Bidding & Contract: January-February, 2020
- Construction (Phase 1): March-June, 2020

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously with Greel not present, to recommend funding this request at \$100,000. The CPC voted to recommend \$100,000 from the FY20 Budgeted Reserve.