

DRAFT
COMMUNITY PRESERVATION COMMITTEE
MINUTES
January 10, 2023

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, January 10, 2023 at 6:00 pm via remote participation through Zoom. Present were Bart Hoskins (Chair), Carole Hamilton (Vice Chair), John Boris, Bob Callahan, Deborah Greel and Kate Martin. Note present: Joy Livramento-Bryant and Rebecca English. Also present was Patti Kelleher of the City of Salem Department of Planning & Community Development.

Mr. Hoskins stated that due to Conflicts of Interest, certain CPC members must abstain from discussion and leave the virtual meeting for the following:

1. Deborah Greel's husband is part of the project team for the Old Town Hall Restoration Project and will be leaving the virtual meeting during discussion of the Old Town Hall Restoration application.
2. John Boris is on the board of the Salem Housing Authority and will be leaving the virtual meeting during the discussion of the 5 Barton Square/140 Washington Street project.

Public Comment

There was no public comment.

Review and Vote on Determination of Eligibility Applications Received

Old Town Hall Restoration

The City of Salem submitted an application for restoration and renovation of Old Town Hall.

MOTION/VOTE: Mr. Callahan made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Ms. Hamilton seconded the motion, all were in favor and the motion so carried.

Howard Street Cemetery Headstone Replication

The Concerned Citizens for the Improvement of the African American Segregated Section of Howard Street Cemetery submitted an eligibility application to replicate missing headstones in the African American section of Howard Street Cemetery.

Rachel Meyer, Epoch Preservation, was on the call to represent the project.

The Committee expressed concern about eligibility of proposal to replicate new and not restore existing.

The Committee also expressed concern that the cemetery was a city-owned site, which requires the Cemetery Commission to be the applicant or co-applicant for the project.

Mr. Callahan recommended that discussion be tabled until a letter of support is received from the City.

Ms. Hamilton suggested that board could make a determination of eligibility without City support letter.

Mr. Hoskins asked if the project could be considered under open space and recreation instead of historic preservation. He noted that previous requests to replicate artifacts (Hamilton Hall eagle, Washington Arch carvings) were found not eligible. He suggested that an archaeological survey and/or conservation of found artifacts could be eligible for CPA but not creating a new headstone. The CPA could also fund a study of the cemetery. Ms. Hamilton agreed.

Ms. Greel expressed her concern that application was not submitted by the Cemetery Commission which is the City manager of the site. Mr. Hoskins noted that the City would likely need to follow public procurement for any project in the cemetery funded through CPA.

Ms. Meyer noted that she has received support for the project from the Cemetery Commission but they have not provided a letter of support. She has also been in contact with the Massachusetts Historical Commission to determine required permits and/or approvals.

Mr. Hoskins noted that in addition to archaeology and conservation, CPA could also fund site improvements and interpretation.

MOTION/VOTE: Ms. Hamilton made a motion to find a revised project scope for archaeology or fragment conservation would be eligible under the category of Historic Resources: Historic Preservation with the requirement that the City's Cemetery Commission submit application as co-applicant. Headstone replication is not eligible. Ms. Martin seconded the motion. All were in favor and the motion so carried.

Police Department Historic Artifacts

The Salem Police Department submitted an eligibility application for preservation of historic artifacts.

Mr. Callahan reported that he spoke with the applicant, who stated that the Police department has a collection of historic artifacts but does not have proper storage to visibly display the items.

Ms. Hamilton asked how display cases and frames would accomplish preservation.

Mr. Callahan noted that the applicant would need to demonstrate that the storage is necessary to preserve the objects. He recommended tabling the discussion to request more information.

Ms. Hamilton recommended that applicant would need to identify historic object to preserve and the method for preservation and public display.

Ms. Hamilton and Mr. Callahan agreed that application does not appear eligible as presented.

Ms. Greel recommended that applicant determine archival needs, for which the City could assist.

MOTION/VOTE: Mr. Callahan made a motion to continue the application to the next meeting and to advise the applicant that additional information is necessary to determine if the proposed project is eligible. Ms. Greel seconded the motion. All were in favor and the motion so carried.

The House of the Seven Gables Tea House and Barn Roof Replacement

The House of the Seven Gables submitted an eligibility application for roof replacement on the Tea House and Barn.

Ms. Hamilton questioned if asbestos removal, which is noted in the project description, is eligible for CPA funding. Mr. Hoskins stated that the removal and disposal would be a required component of the project to install an historically appropriate roofing shingle.

Ms. Martin asked if they could just install a new roof over existing shingles. Ms. Greel noted application stated that this is not possible due to safety concerns. Ms. Martin asked if the removal was necessary for preservation of the structures. Ms. Hamilton asked if the applicant should separate out the asbestos cost.

MOTION/VOTE: Ms. Greel made a motion to find the proposed project for the roof replacement as submitted is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Ms. Hamilton seconded the motion, all were in favor and the motion so carried.

Fort Lee Preservation and Management Plan

The City of Salem submitted an eligibility application for a preservation and management plan for Fort Lee.

MOTION/VOTE: Ms. Hamilton made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Ms. Greel seconded the motion, all were in favor and the motion so carried.

73 Lafayette and 9 Peabody Streets – El Centro

The North Shore Community Development Coalition submitted an eligibility application for the creation of 48 affordable housing units at 73 Lafayette and 9 Peabody Streets.

MOTION/VOTE: Ms. Greel made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Community Housing: Creation. Ms. Hamilton seconded the motion, all were in favor and the motion so carried.

Roof Replacement at 140 Washington Street/Barton Square

The Salem Housing Authority submitted an eligibility application for roof replacement at Barton Square/140 Washington Street.

Deborah Tucker, Salem Housing Authority was present to represent the project.

Mr. Callahan noted that the subject building is condominiums; the Housing Authority does not own the entire building.

Ms. Tucker responded that the Housing Authority has 16 units on the upper floors of the building, while the first floor is private storefronts. Under the condo agreement, the Housing Authority is responsible for 85% of the building's exterior.

Ms. Hamilton asked if the applicant should only apply for 85% of the project costs.

Mr. Callahan asked if there is a concern that Housing Authority is not the full owner of the building.

Mr. Hoskins noted that the CPA funding would go to the Housing Authority.

The Committee agreed that the condominium association would need to sign off on the application and the required preservation restriction.

MOTION/VOTE: Ms. Hamilton made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Community Housing: Preservation. Mr. Callahan seconded the motion, all were in favor and the motion so carried.

Emmerton House Brick Repointing

The Women's Friend Society submitted an eligibility application for brick repointing at the Emmerton House.

Mr. Hoskins noted that the proposed project could qualify under historic preservation and affordable housing preservation. Committee could decide which category to select during funding application.

Ms. Greel suggested Historic Preservation: Rehabilitation/Restoration as category.

MOTION/VOTE: Mr. Callahan made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Mr. Boris seconded the motion, all were in favor and the motion so carried.

Approval of Minutes – 11/15/22

MOTION/VOTE: Ms. Greel made a motion to approve the minutes of November 15, 2022. Ms. Martin seconded the motion, all were in favor and the motion so carried.

Next Meeting

February 14, 2023

There being no further business, Ms. Hamilton made a motion to adjourn at 7:15pm. Ms. Greel seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Patti Kelleher
CPA Administrator