

COMMUNITY PRESERVATION COMMITTEE
MINUTES
January 10, 2017

A meeting of the Community Preservation Committee (CPC) was held on Tuesday, January 10, 2017 at 6:00 pm at 120 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Leslie Tuttle, John Boris, Bart Hoskins and Tim Shea. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Entering later in the meeting was Joanne McCrea.

Public Comment

Jane Stouffer, 28 Beckford St., provided an additional picture of St. Mary’s Grotto.

Review of Determination of Eligibility Applications Received

Ms. Guy provided copies of the 20 DOE’s received:

PROJECT TITLE	APPLICANT	SUMMARY
Salem Public Library Investigation of Cracking Around 3 rd Floor Window	Salem Public Library	Exploratory investigation of the cause by cutting into upper interior walls
Hamilton Hall Fence Restoration	Hamilton Hall	Rehabilitation of wrought iron fence and granite fence post
Hamilton Hall Storm Windows	Hamilton Hall	Fabricate and install storm windows
Conservation & Restoration of Historic Art Work	City of Salem	Restore 2-3 additional paintings in Council Chambers
Turner-Ingersoll Mansion Roof Replacement	House of the Seven Gables	Roof replacement
Bicycle Rack Acquisition Project in City Recreation Areas	City of Salem/Bicycling Advisory Committee	20-30 new bike racks
Lafayette Park Renovation	City of Salem	Various park upgrades
St. Mary Grotto	Salem Community Arts Center	Replicate the grotto originally from 56 Margin St. to St. Mary’s Cemetery by restoring the St. Bernadette statue and rebuild walls
Splaine Park – new stairs	City of Salem	Replacement of stairs to Salem Heights
Winter Island – New deck at function hall	City of Salem	Replacement with new, accessible deck
Gazebo – Dead Horse Beach	City of Salem	New gazebo or other shade structure at Salem Willows

Pickle Ball Court	City of Salem	Replace the tennis court with a pickle ball court
Ryan Brennan Skate Park Design/Construction	City of Salem	Design and construction phase
Bertram Field study	City of Salem	Re-examination of priorities for new recreational facilities
Palmer Cove Park conceptual park & upgrade plan	City of Salem	Undertake study of condition and uses
Dickson Memorial Chapel utilization & preservation plan	City of Salem	Study for Phase II restoration
Nathaniel Hawthorne Statue Restoration	City of Salem	Condition assessment and conservation
Bicycle Pump Track	City of Salem/Bicycle Advisory Committee	Construction of a pump track
Saltonstall School Playground	Saltonstall School Playground Committee	Purchase & installation of play equipment
One Broad St. Exterior Restoration Project	One Broad Street Condominium	Repairs to slate roof and wood features and masonry repointing

Salem Public Library Investigation of Cracking Around 3rd Floor Window

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Historic Resources: Preservation. Mr. Boris seconded the motion; all were in favor and the motion so carried.

Ms. McCrea joined the meeting at this time.

Hamilton Hall Fence Restoration

Mr. Cornacchio stated that he felt it was eligible.

Mr. Shea stated that he did not know how the fence could be historic.

Ms. Tuttle stated that the applicant has indicated that it is the original fence.

VOTE: Mr. Boris made a motion to find the proposed project eligible to be submitted under a CPA funding application under Historic resources: Rehabilitation/Restoration. Ms. Tuttle seconded the motion. Mr. Cornacchio, Ms. Tuttle, Mr. Boris, Ms. McCrea and Mr. Hoskins voted in favor. Mr. Shea voted in opposition. The motion so carried.

Hamilton Hall Storm Windows

Ms. Tuttle stated that this is for wooden storm windows to protect the windows that were done with CPA funds last year.

Mr. Hoskins stated that it sounds like this is from scratch and not something to replace what was there before.

Ms. Tuttle stated that it will also make it more energy tight so it is more sustainable, which is one of our criteria,

Mr. Shea questioned what we are preserving, rehabilitating or restoring in this case.

Ms. Tuttle stated that it would be preserving the windows that we helped pay to restore last year.

Mr. Shea stated that it is fabricating new storm windows.

Ms. Tuttle stated that in theory it is eligible.

Mr. Hoskins stated that it is protecting something that would otherwise would be that much sooner that the windows need to be redone.

Mr. Shea questioned approving something new to protect something that exists. He was concerned about opening the door to any new item added to historic structures, such as storm doors to protect something historical.

Mr. Hoskins felt it would be in the same vein as adding flashing for gutters to keep water from entering the building and protecting the building. He agreed that it is more of a reach, but feel it is eligible because historic windows are vulnerable.

Ms. Tuttle stated that it is historic resources: preservation according to the chart.

VOTE: Mr. Hoskins made a motion to find the proposed project eligible to be submitted under a CPA funding application under Historic resources: Preservation. Ms. Tuttle seconded the motion. Mr. Cornacchio, Ms. Tuttle, Mr. Boris, Ms. McCrea and Mr. Hoskins voted in favor. Mr. Shea voted in opposition. The motion so carried.

Conservation & Restoration of Historic Art Work

VOTE: Mr. Shea made a motion to find the proposed project 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.

Turner-Ingersoll Mansion Roof Replacement

VOTE: Ms. McCrea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Historic resources: Rehabilitation/Restoration. Mr. Shea seconded the motion; all were in favor and the motion so carried.

Bicycle Rack Acquisition Project in City Recreation Areas

Ms. Tuttle stated that she felt it was eligible, similar to how park equipment is eligible, but noted that it doesn't exist anywhere already.

Ms. Guy suggested that it could be considered a capital improvement under rehabilitation/restoration or consider it under creation.

Mr. Hoskins noted that CPA has paid for new playground equipment.

Ms. Tuttle noted it was replacing old equipment.

Mr. Shea stated that playground equipment can be seen inherently as part of a park. He was not sure if a bike rack enhances the use of a park.

Ms. McCrea felt it did enhance the use of a park.

Mr. Shea felt it is a new item and that it is a stretch to say the bike rack purchase is recreational land.

Ms. Tuttle reviewed the project against each of the CPC's primary and secondary criteria, which included expansion of bicycle and pedestrian access; therefore, concluded it was eligible.

Mr. Cornacchio was in agreement.

Ms. Guy suggested that they condition it that it be limited to recreational land, such as parks and bike baths, but exclude cemeteries.

Mr. Shea stated that rehabilitation/restoration is better as a category than creation.

Ms. Guy stated that it could be considered a capital improvement.

VOTE: Ms. Tuttle made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/restoration, with the exception of cemeteries. Ms. McCrea seconded the motion. Mr. Cornacchio, Ms. Tuttle, Mr. Boris, Ms. McCrea and Mr. Hoskins voted in favor. Mr. Shea voted in opposition. The motion so carried.

Lafayette Park Renovation

Ms. Guy noted that there is a statue there that could be considered historic, but the entire project is located in a park. She noted that the CPC could separate the project into two, if it chose.

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/Restoration. Mr. Boris seconded the motion; all were in favor and the motion so carried.

St. Mary Grotto

Ms. Tuttle asked if St. Mary's Cemetery is next to St. Thomas Church.

Mr. Cornacchio replied in the affirmative.

Mr. Cornacchio asked if there is a certain number of years to be considered historic.

Mr. Shea noted it is 61 years old.

Ms. Guy stated that they did go to the Historical Commission, who provided a letter indicating its determination that the remnants are a significant historic resource.

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Historic resources: Rehabilitation/Restoration. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Splaine Park – new stairs

Mr. Shea questioned that the applicant is asking the CPC to make the determination if the procurement would be by the City or by Salem Heights.

Ms. Tuttle stated that a portion of the stairs are located on private land and she did not feel CPA funding should be paying for something on private land.

Mr. Hoskins stated for recreational, work can be done to meet codes.

Mr. Cornacchio noted that we approved the bathrooms at Forest River.

Ms. Tuttle stated that the bathrooms are in the park, not on adjacent land.

Ms. McCrea asked if the City would then be responsible for clearing the steps in the Winter.

Mr. Shea stated that they are asking us who should run the project.

VOTE: Mr. Boris made a motion to find the project not eligible . Ms. McCrea seconded the motion, all were in favor and the motion did not carried.

Winter Island – New deck at function hall

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/Restoration. Ms. Tuttle seconded the motion; all were in favor and the motion so carried.

Gazebo – Dead Horse Beach

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/Restoration. Mr. Boris seconded the motion; all were in favor and the motion so carried.

Pickle Ball Court

VOTE: Ms. Tuttle made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/Restoration. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Ryan Brennan Skate Park Design/Construction

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/Restoration. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Bertram Field study

Mr. Shea stated that they are asking us to deem a study eligible, even though they did one in 2016. He questioned why another study is needed.

Ms. Guy stated that the application indicates that many upgrades are needed and there are competing priorities. It says they need to reexamine including options for access and integration into the area, various phasing and other uses that might make the investment feasible.

Mr. Shea stated that it is a reexamination and he was confused about the 2016 study and why it needs to be reexamined.

Ms. Tuttle questioned how it could be funded when we can't fund updates for other things like the Open Space Plan or the Preservation Master Plan.

Ms. Guy stated that those updates could not be funded with CPA because they are things normally done by the Park & Recreation Committee and the Historical Commission, which would be supplanting. She noted that work on Bertram Field would certainly be eligible.

Mr. Shea stated that it could be eligible, but this is just too confusing.

Ms. Tuttle questioned who paid for it last time.

Mr. Hoskins stated they probably got the study, realized it was too costly and are looking for a break down and phasing to be broken into manageable chunks.

Mr. Shea stated that he felt the description is too broad. He stated that we may be able to deem it eligible if they come back with a better explanation, such as something specific (i.e. renovation of restrooms and field house).

Ms. Guy agreed if they asked for funds for design of the field house and restrooms, it would be different.

VOTE: Mr. Shea made a motion to find the project not eligible. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Palmer Cove Park conceptual park & upgrade plan

VOTE: Mr. Boris made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: Rehabilitation/Restoration. Mr. Shea seconded the motion; all were in favor and the motion so carried.

Dickson Memorial Chapel utilization & preservation plan

VOTE: Ms. Tuttle made a motion to find the proposed project eligible to be submitted under a CPA funding application under historic resources: preservation. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Nathaniel Hawthorne Statue Restoration

VOTE: Ms. Tuttle made a motion to find the proposed project eligible to be submitted under a CPA funding application under historic resources: Rehabilitation/Restoration. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Bicycle Pump Track

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: creation. Mr. Boris seconded the motion; all were in favor and the motion so carried.

Saltonstall School Playground

VOTE: Mr. Shea made a motion to find the proposed project eligible to be submitted under a CPA funding application under Recreation Land: rehabilitation/restoration. Ms. Tuttle seconded the motion; all were in favor and the motion so carried.

One Broad St. Exterior Restoration Project

VOTE: Mr. Shea made a motion to find the project not eligible. Mr. Boris seconded the motion.

Mr. Boris was in agreement.

Mr. Shea stated that it is a condominium that is privately owned.

Mr. Cornacchio noted that other cities and towns have funded privately owned.

Ms. Guy stated that the Emmerton House was funded, but noted it is a non-profit. She stated that North Shore ARC, also non-profit, was not funded because the CPC felt it did not have public benefit.

Ms. Tuttle noted that N.S. ARC was under historic preservation and the CPC did not feel it was significant enough to be on the level with the House of Seven Gables, Hamilton Hall, etc. She agreed that this property is also not at that level.

Ms. McCrea stated that it was the first normal school in the State.

Mr. Shea stated that he felt it is a significant building, but because it is privately owned as condos he would have a hard time approving funding.

Ms. Tuttle stated that here is a question that it may be eligible but would be a very low priority and would we want them to go through a lot of time and effort to do the whole application.

Mr. Cornacchio agreed it would be a very low priority.

Ms. McCrea stated that she was not opposed, but was not in favor.

Ms. Tuttle stated that she was not inclined to fund it, but was not sure that it was not eligible. She felt it was a technicality.

Mr. Shea stated he was concerned about the ramifications.

Mr. Hoskins stated that it would result in almost all of Salem being eligible.

The motion was voted on. Mr. Cornacchio, Mr. Boris, Mr. Shea and Mr. Hoskins voted in favor. Ms. McCrea and Ms. Tuttle abstained from voting. The motion so carried as being ineligible due to the funds would be in use for private purposes.

Other Business

Budget Update

Ms. Guy distributed copies of the funding status spreadsheet. For now, the amount available for projects remains at \$116,907.97 (not including FY18 budget).

Approval of Minutes

VOTE: Mr. Boris made a motion to approve the minutes of November 8, 2016. Mr. Hoskins seconded the motion; all were in favor and the motion so carried.

Email

Ms. Guy reminded everyone to get onto the salem.com email system and, optionally, to have the email forwarded to their personal email.

Next Meeting Date

Ms. Guy stated that the next meeting date is scheduled for Tuesday, February 14, 2016.

There being no further business, Ms. McCrea made a motion to adjourn. Mr. Boris seconded the motion; all were in favor, and the motion so carried.

Respectfully submitted,

Jane A. Guy
Administrator