

COMMUNITY PRESERVATION COMMITTEE
MINUTES
January 12, 2016

A meeting of the Community Preservation Committee (CPC) was held on Tuesday, January 12, 2016 at 6:00 pm at 120 Washington Street, Salem, MA. Present were Chair Kevin Cornacchio, Ed Moriarty, Leslie Tuttle, Joanne McCrea, Mickey Northcutt, Tim Shea, Matt Venio and John Boris. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Public Comment

There was no public comment.

Review of Determination of Eligibility Applications Received

Ms. Guy provided copies of the 13 DOE's received:

PROJECT TITLE	APPLICANT	SUMMARY
Securing the Envelope	Salem Athenaeum	Window restoration
Witchcraft Heights Baseball Diamond	City of Salem	Renovation of baseball diamond
Ryan Brennan Memorial Skate Park	City of Salem	Redesign & reconstruction of skate park
Mack Park Wall Improvements	City of Salem	Preserve and restore historic wall
Salem Willows Pavilions Restoration	City of Salem	Preserve and restore 3 pavilions
Collins Cove Playground & Park Improvements	City of Salem	Demolish tennis court & fencing, install play structure & water foundation and upgrade basketball court
Forest River Conservation Area Improvements	Salem Conservation Commission	Implement improvements recommended by the study
Emmertton House	Woman's Friend Society	Preserve and restore soffits, gutters, repair flue system, cap chimney, restore 3 doors, restore flooring, remove vines, rebuild deck and update kitchen
Winter Island Fort Pickering Restoration Phase 2	City of Salem/DPCD	Masonry work on one rifle gallery wall, restore magazine entrances, clearing of phragmites, signage, planting & gravel replacement
Bentley Academy Charter School Playground	Bentley Academy Charter School	Creation of playground

Bentley Academy Charter School Courtyard	Bentley Academy Charter School	Re-create courtyard as school garden, outdoor classroom and common space.
Boston Street Crossing	Harborlight Community Partners, Inc.	Acquire and create 26 units of affordable, supportive housing for formerly homeless persons
Re-locating the George Washington Portrait	City of Salem/Public Art Commission	Relocate Washington portrait into Council Chambers

Ms. Guy noted that Ms. Tuttle filed a Disclosure of the Appearance of Conflict of Interest because she is a member of the Salem Athenaeum and the Woman’s Friend Society.

Salem Athenaeum Window Restoration

Mr. Shea stated that he was concerned that it is privately owned by residents and that he was not sure that they were all Salem residents.

Ms. Tuttle stated that she did not feel that makes it ineligible.

Mr. Veno stated that they are non-profit, which is not privately owned.

Mr. Shea stated that they are privately owned through 100 shares in the organization and it appears the shares can be purchased, if available, with a maximum of 100 shares.

Mr. Northcutt stated that they check the box that it is a 501c3.

Ms. Tuttle stated that they are still eligible to apply.

Mr. Shea stated that perhaps this conversation is for the next round.

Mr. Northcutt suggested asking them to clarify the ownership structure in their funding application. He stated that you could not have owners if you are a 501c3.

Mr. Moriarty stated that he echoed Mr. Shea’s concern. He stated that, although allegedly a 501c3, he would also like additional information about the 100 shareholders or stakeholders. He stated that he was also concerned about the date of construction. He noted that although it may be listed on the National Register of Historic Places or have a Historical Commission determination as significant, he would suggest it be on the weaker rather than the stronger side of historic if it is 1906 as opposed to other structures in the city. In terms of historic character, the majority of the structures in the city preceded that substantially. He also noted concerns regarding the limited number of people served by the organization, the cost involved to be member, and the general lack of apparent openness in terms of public access to the institution in contrast to other organizations, such as the House of Seven Gables, which has free admission to certain aspects of the facility for Salem residents. Although the Salem Athenaeum has substantial value, he questioned if its Salem community value are hallmarks we are thinking of in terms of true historic character.

Mr. Veno asked for clarification about eligibility versus suitability or merits of the application.

Mr. Moriarty stated that the CPC is not bound by any applicant checking off a box, but are rather the judge of it. A CPC member can comment at any stage of the proceeding. He stated that he questions if it is a historically significant structure.

Mr. Veno asked for clarification that in deciding eligibility, the CPC is applying the terms in the table of allowable expenditures and the general nature of the proposal.

Mr. Cornacchio replied in the affirmative.

Mr. Northcutt noted that there additional considerations. There have been applicants who have applied for something that they do not have site control. Someone might apply for historic rehab, when the property is not historic.

Mr. Shea stated that there is also the issue of maintenance vs. preservation.

Mr. Northcutt added that capital improvements are more grey area that the CPC has debated. Once they applications are determined eligible, in the next phase of the process they are ranked and prioritized.

Ms. McCrea noted that the final step in the process before the City Council can be challenging.

Mr. Shea questioned if the proposed work is maintenance or preservation.

Ms. Guy stated that when dealing with historic buildings and historic features, it is preservation and restoration, unless it is something like repainting. Windows would be restoration

He questioned at what stage it becomes restoration and not maintenance and noted that the problem we face is how that is determined.

Mr. Northcutt stated that painting a hallway is maintenance, but replacing windows is a capital improvement. That is the restoration.

Mr. Veno stated that it is not necessarily just that the windows themselves are historic or it is a historic structure and repairing the windows is important.

Mr. Moriarty stated that if just checking boxes, then every application is going to be eligible. The CPC is the determinant or the judge of whether a property is or is not a historic resource.

Mr. Northcutt stated that the application asks if the property is listed on the State Register of Historic Places or if the Salem Historic Commission has made a determination that the resource is significant. He stated that if there is no evidence of that, then the CPC can reject it later. He believed if it was over 50 years, it is defacto historic.

Ms. Guy stated that there are two things – whether it meets the criteria for applying, which she felt this does – and whether the CPC feels it is worthy as an historic resource to consider funding

it, which is the next step in the funding. She did not feel this is the time to debate if this particular building has historic value, only that it meets the checkboxes to determine if they can apply for funding. She stated that it does not mean the CPC will fund it, if the CPC determined it is a low priority as compared to other buildings.

Ms. Tuttle stated that this application may be a low priority and questioned if we want to ask non-profits to put in the time and effort to submit a funding application or to give them a heads up.

Mr. Northcutt stated that it would be a slippery slope to say not to even bother. He added that he did not have a strong opinion that the Salem Athenaeum is unworthy.

Ms. McCrea agreed that hit meets the historic criteria.

Mr. Shea stated that he was concerned about the ownership organization and the limited access.

Ms. Guy stated that if determined eligible, in the letter she can request information on the organization's structure and their accessibility to the public, benefits, costs, etc.

Ms. Tuttle noted that it is not just the building; it is also what is in the building that they are protecting. They house a very important rare book collection.

Mr. Boris was in agreement regarding requesting information on the organization's structure.

Mr. Veno concluded that the process is not strictly formulaic and that there is some judgement we have to apply.

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

Witchcraft Heights Baseball Diamond

VOTE: Mr. Northcutt 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 Memorial Skate Park

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.

Mack Park Wall Improvements

Ms. Guy stated that the Salem Historical Commission is being requested to provide a determination on whether the resource is significant and suggested that the application be continued to the next meeting.

VOTE: Mr. Boris made a motion to continue the application to the next meeting. Ms. McCrea seconded the motion; all were in favor and the motion so carried.

Salem Willows Pavilions Restoration

Mr. Northcutt asked if the pavilions are historic and contribute to the Salem Willows National Register District.

Mr. Moriarty stated that the application indicates that they are also historic structures.

Mr. Northcutt stated that he feels the pavilions should be determined that it contributes. He stated that he is having a hard time thinking they contribute to the district.

Mr. Shea stated that he disagreed and felt they were a critical and key part of the park.

Ms. Tuttle noted that they are over 50 years old, therefore historic.

Ms. Guy reminded the members that, even if they are over 50 years old, they still need to either be on the State Register of Historic Places or have a Salem Historical Commission determination that they are a significant resource. In this case, it is on the State Register and she stated that she understands what Mr. Northcutt is saying with regard to whether they are contributing structures. However, she did not know if CPA regulations require that it be a contributing structure when located within a district.

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. Moriarty seconded the motion. Mr. Cornacchio, Ms. McCrea, Ms. Tuttle, Mr. Shea, Mr. Moriarty, Mr. Veno and Mr. Boris voted in favor. Mr. Northcutt voted in opposition. The motion so carried.

Collins Cove Playground & Park Improvements

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. Mr. Shea seconded the motion; all were in favor and the motion so carried.

Forest River Conservation Area Improvements

Mr. Shea asked if CPA is funding the study.

Ms. Guy replied in the affirmative.

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.

Emmerton House

Ms. Guy stated that she did not believe some of the items in the list of work items are eligible, specifically vine removal and update of the kitchen.

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 conditional that vine removal and kitchen update are not included. Ms. Tuttle seconded the motion; all were in favor and the motion so carried.

Winter Island Fort Pickering Restoration Phase 2

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. Veno seconded the motion; all were in favor and the motion so carried.

Bentley Academy Charter School Playground

Mr. Shea questioned what regulation forbids the students from using Memorial Park.

Ms. Tuttle stated that the play structure in the park is pretty far from the school, which may be the issue.

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

Bentley Academy Charter School Courtyard

Ms. Tuttle stated that it seems like a maintenance/demolition kind of thing.

Mr. Northcutt stated that it already exists, but is just not in good repair.

Mr. Veno stated that they are re-envisioning new programming of the space.

Mr. Moriarty wondered if it is being pitched to us in the wrong way, if they are trying to re-envision the use as an adjunct recreational use to the existing campus, on the interior of the campus.

Ms. Tuttle stated that they are complaining about the condition, but are requesting funds to create it.

Mr. Cornacchio wondered if it would be funding an engineering plan.

Mr. Shea stated that the application states it would re-create the Bentley courtyard.

Ms. Tuttle stated that she felt it was borderline and did not feel they were pitching it well.

Ms. Guy questioned if it is a school garden that the students plant and maintain, or if it is a one-time installation maintained by a janitor. She also wondered if the communal gathering space is for the students or teachers, given that they are creating play space outdoors.

Mr. Shea questioned that if it was recreation. He stated that if the CPC were to receive a funding application, it would likely be a low priority.

Mr. Northcutt questioned if it was even eligible to submit a funding application.

Mr. Cornacchio was in agreement.

VOTE: Mr. Northcutt made a motion to find the proposed project not eligible. Mr. Moriarty seconded the motion, all were in favor and the motion so carried. Mr. Shea, Mr. Northcutt, Ms. Tuttle, Mr. Cornacchio and Mr. Boris voted in favor. Mr. Veno, Mr. Moriarty and Ms. McCrea voted in opposition. The motion so carried as being ineligible.

Harborlight Community Partners Boston Street Crossing

Mr. Northcutt stated that he felt it was eligible because they will deed restrict the housing, it is creating affordable units and cleaning out two buildings that are not excellent to begin with.

VOTE: Ms. Tuttle made a motion to find the proposed project eligible to be submitted under a CPA funding application under Community Housing: Creation. Mr. Shea seconded the motion, all were in favor and the motion so carried.

Relocation of George Washington Portrait

Ms. Tuttle noted that it is not doing anything for the painting.

Mr. Shea did not feel it was eligible if it is just for moving.

Ms. McCrea was in agreement.

Mr. Moriarty questioned if its current location would make restoration prohibitive, problematic or more costly.

Ms. McCrea stated that if it were to restore it, she would feel it is eligible.

VOTE: Ms. McCrea made a motion to find the proposed project not eligible. Mr. Shea seconded the motion. Mr. Shea, Mr. Northcutt, Ms. Tuttle, Mr. Cornacchio, Ms. McCrea and Mr. Boris voted in favor. Mr. Veno and Mr. Moriarty voted in opposition. The motion so carried as being ineligible.

Other Business

Budget Update

Ms. Guy distributed copies of the monthly budget report and the funding status spreadsheet. For now, the amount available for projects remains at \$209,771.52 (not including FY17 budget).

Approval of Minutes

VOTE: Mr. Shea made a motion to approve the minutes of December 8, 2015. Mr. Boris seconded the motion; all were in favor and the motion so carried. Mr. Veno abstained from voting.

Ms. Guy asked if members were concerned about using so much paper by each having copies of all applications and if they would like to consider purchasing tablets. She stated that it would cost approximately \$3000 for nine tablets.

Ms. Tuttle stated that she did not like reading off a tablet and preferred paper. Mr. Veno stated that he would rather spend the \$3000 on projects.

Next Meeting Date

Ms. Guy stated that the next meeting date is scheduled for Tuesday, February 9, 2016.

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

Respectfully submitted,

Jane A. Guy
Administrator