



City of Salem Community Preservation Committee



Round 8

Report on Funding Recommendations for the Salem City Council

May 5, 2021

Community Preservation Act
FY21 Funding Round
(FY22 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 well 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**
 - Hawthorne Lofts \$250,000.00
 - Superior Court & County Commissions Building & Crescent Lot \$200,000.00
- **Historic Resources**
 - Emerson House Window Restoration \$106,308.98
 - ENHA Roof Restoration of Oil House, Baker's Island \$7,000.00
 - Salem Public Library Poseidon Fountain \$80,487.00
 - Salem Athenaeum Universal Lift \$80,000.00
- **Open Space/Recreational Land**
 - Salem Willows Phase 1 Improvements \$150,000.00
 - New Pioneer Village at Camp Naumkeag \$100,000.00

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 eight projects recommended.

The total funds available for projects is \$973,795.98. This includes the FY22 estimated funds (surcharge revenues and State match), \$75,000 from Footprint's community benefits agreement, as well as \$147.98 in carried over, undesignated FY21 funds.

The CPC is recommending funding for projects totaling all \$973,795.98. 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. However, please note that the available funding will increase in November, 2021 when late payments, unspent FY21 admin, surcharge revenues received over the \$650,000 estimate, the increase in the State match from FY21 (\$132,779), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance.

Cover photo from Salem Willows application.

**RECOMMENDED CPA PROJECTS & FUNDING
BY CPA RESERVE ACCOUNT**

			Fund Balance	FY22 Housing	FY22 Historic	FY22 OS/Rec	FY22 Budgeted Reserve
Applicant	Title	AWARD RECOMM.	\$147.98	\$94,595.00	\$94,595.00	\$94,595.00	\$689,863.00
Community Housing							
NSCDC	Housing: Hawthorne Lofts	\$250,000.00	\$147.98	\$94,595.00			\$155,257.02
WinnDevelopment	Housing: Superior Court & County Commissions Building/Crescent Lot	\$200,000.00					\$200,000.00
Historic Resources							
Woman's Friend	Window restoration	\$106,308.98			\$94,595.00		\$11,713.98
Essex Nat. Hert. Comm.	Slate roof restoration, Oil House, Bakers Island	\$7,000.00					\$7,000.00
Salem Public Library	Restoration of the Poseidon Fountain	\$80,487.00					\$80,487.00
Salem Athenaeum	Universal Access (lift)	\$80,000.00					\$80,000.00
Open Space & Recreation							
Salem Park/Rec	Salem Willows improvements	\$150,000.00				\$94,595.00	\$55,405.00
Salem Park/Rec	New Pioneer Village	\$100,000.00					\$100,000.00
		\$973,795.98	\$147.98	\$94,595.00	\$94,595.00	\$94,595.00	\$689,863.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

APPLICANT: North Shore Community Development Coalition
PROJECT TITLE: Hawthorne Lofts
PROJECT LOCATION: 13-17 Hawthorne Blvd.
CPA CATEGORY: Housing Resources: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$250,000.00
CPC RECOMMENDED SOURCE: \$147.98 – Fund Balance
\$94,595.00 – FY22 Housing Reserve
\$155,257.02 – FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The North Shore Community Development Coalition (NSCDC) requested \$250,000 in CPA funds to create twenty-nine units of housing with a preference for artists/creatives. Twenty-four of these units will be affordable, serving individuals and families at or below 60% of the area median income. There will also be a creative program space or co-working space for artists.



15-17 Hawthorne Boulevard, located on the 1.65 acre 3-building Immaculate Conception campus on Hawthorne Boulevard, is a 3-story, approximately 75-year old building containing approximately 38,000 SF. The main wing features offices and large classrooms, with a large two-story open auditorium in the annex. The former St. Mary’s parochial school, it is currently owned by the Roman Catholic Archbishop of Boston (RCAB), which owns and operates the adjacent Immaculate Conception Catholic Church. The building has been vacant since the Boys and Girls Club of Greater Salem vacated the property in 2012. North Shore CDC has a 99-year lease with the RCAB for this site.

Salem, like many communities and cities around country, is 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% of renters in Salem are considered “Cost Burdened,” which means that they pay over 30% of their income in rent. Hawthorne Lofts plan is to serve households at or below 60% of the area median income in order to help with this issue.

	30% AMI	60% AMI	Market	Total
Studio	3	4	0	7
1BR	3	10	5	18
2BR	2	2	0	4
Total	8	16	5	29

28% ELI, 83% LIHTC, 17% Market Rate

Unit and Affordability Matrix

Letters of support were received from the Salem Historic Commission, Salem Redevelopment Authority Design Review Board and the Planning Board, which all voted unanimously in favor of this project. The overall consent is that the building has been vacant for too long and it is a historic asset for Salem that should be rehabilitated.

FINANCIAL:

The development will be financed with construction financing by a local bank and permanent financing by MassHousing or MHP. It is likely that the sponsor will seek the following sources from DHCD: 9% LIHTC, State LHTC, Federal and State Historic Tax Credits, DHCD HOME, AHT and CBH. CPA funds will be used for financing construction and the development of the project.

TIMELINE:

This project obtained permitting by the City of Salem Planning Board in June, 2020. The project has been planned to go into the DHCD affordable housing funding round in Winter of 2022. After funding awards are made in Fall of 2022, the development team anticipates to close on construction financing in Spring, 2023. The construction phase will last approximately 14-16 months. The anticipated permanent financing closing and lease up is to be winter of 2024. This time-line is dependent upon funding of awards by DHCD during the 2022 Winter Round. Otherwise, the project could be delayed one more year.

- Fall 2019 – Winter 2020 – 2 Community Meetings plus numerous individual meetings to present the project (DONE)
- Fall 2019 – Preliminary Design (DONE)
- Spring/Summer 2020 – Permitting (DONE)
- Fall 2020 / Winter 2021 – Design + more community engagement (in process)
- Fall 2021 – Pre-Application to DHCD
- Winter 2022 – Full Funding Award Application to DHCD
- Fall 2022 - Funding Awards
- Spring/Summer 2023 – Construction Start Date
- Summer 2022 - Lease Up
- Fall/Winter 2022 – Permanent Closing.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously (with Northcutt abstaining), to recommend funding this application at \$250,000. The CPC voted to recommend \$147.98 from the Fund Balance, \$94,595 from the FY22 Housing Reserve and \$155,257.02 from the FY22 Budgeted Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction that has been approved by the MA Department of Housing and Community Development be executed and filed at the Registry of Deeds. Such restriction shall include a minimum of 24 of the housing units must be affordable to households who earn 60 percent or less of the area median income. Such restriction shall be for a period of 99 years.

APPLICANT: City of Salem Park and Recreation
PROJECT TITLE: Salem Willows Phase 1 Improvements
PROJECT LOCATION: 200 Fort Avenue
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$150,000
CPC RECOMMENDED SOURCE: \$94,595 – FY22 Open Space/Recreation Reserve
\$55,405 – FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem Park and Recreation requested \$150,000 to undertake renovations and restorations at Salem Willows Park, focusing on the stabilization and revegetation of the area known as “the Hill” at the park’s core. The project is the first phase of a larger upgrade to the park that will improve access to the multitude of current recreational uses, creating a more cohesive experience of the park.

Salem Willows Park is 24.62 acres and has a wide variety of resources, such as tennis and basketball courts, two small beaches, a yacht club, arcades, and restaurants. The Willows is a critical historic landscape asset and is among Salem’s most heavily used public spaces, with popularity as informal picnic grounds for families and larger groups.

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, which is now an area that is unprotected and threatened with destruction beneath the wear and tear of car tires. Currently, the Hill and parking area are largely eroded, highly compacted with no clear parking stalls and travel lanes. It creates chaos during the busy summer time and an unsafe condition for pedestrians. In the winter time, it becomes barren, muddy and uninviting.

The scope of work includes stabilization, renovation, and replanting of the Hill and improvements to the adjacent parking lot and associated sidewalks. Specific construction work for this stage includes a new parking lot utilizing green infrastructure for stormwater management, new sidewalks, new tennis courts, 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 creating safe, site sensitive and low-impact vehicular and pedestrian improvements, managing stormwater on-site through green infrastructure, stabilization of the soils on the Hill, establishment of native vegetative communities and turf areas, preservation of the site of the historic Brown’s Carousel, and the protection of the Hill from future vehicular disturbance.



The Willows Phase 1 Improvement Project proposes a transformational improvement to the park space accessible to all age groups and abilities through strategic pedestrian and vehicular circulation, clear and visible wayfinding signage, accessible pathways and crosswalks to and from the tennis courts, the Hill and greater park areas. With the proposed improvements, there will be (98) parking spaces, (5) of which are designated accessible parking. Accessible curb ramps and crosswalks will be strategically located to safely connect visitors to the renovated three tennis courts, newly planted Hill and flexible open lawn spaces and the park beyond. Additionally, seven park benches (one accessible included), two picnic tables (one accessible included) and two bike racks, two sets of trash and recycling receptacles and a wheel-chair accessible swing structure are being added to expand the quality, variety, and range of passive and active recreational opportunities for all age groups and abilities.

Letters of support have been provided from residents and members of the Willows Neighborhood Association and the Ward 1 Councilor Robert McCarthy.

FINANCIAL:

	STUDY	SOFT COSTS [§]	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$ 150,000	\$ 150,000
SOURCE 2: Short Term	\$ 26,000	\$	\$	\$	\$ 26,000
SOURCE 3: CIP FY20	\$	\$ 114,000	\$	\$ 86,000	\$ 200,000
SOURCE 4: CPA FY20	\$	\$ 100,000	\$	\$	\$ 100,000
SOURCE 5: CIP FY21	\$	\$	\$	\$ 1,000,000	\$ 1,000,000
SOURCE 6: Signature Park Bond	\$	\$	\$	\$ 1,000,000	\$ 1,000,000
TOTAL PROJECT COST	\$ 26,000	\$ 214,000	\$	\$ 2,236,000	\$ 2,476,000

TIMELINE: The project has gone out to bid and the bidder qualifications are currently being reviewed. A contractor should be under contract in the next few weeks.

Salem Willows Park - Phase 1 Improvements
Project Schedule

	2021											
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Bid and Contract Phase												
Construction Phase												

CPC RECOMMENDATION:

The Community Preservation Committee voted 7 in favor and 1 opposed, with Pattison in opposition, to recommend funding this application at \$150,000, with \$94,595 from the FY22 Open Space/Recreation Reserve and \$55,405 from the FY22 Budgeted Reserve.

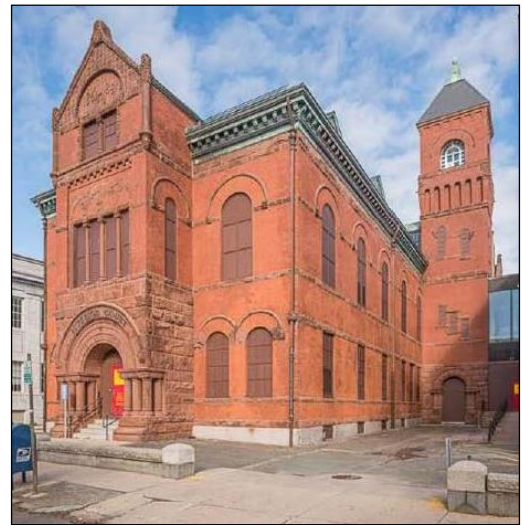
APPLICANT: WinnDevelopment Company Limited Partnership
PROJECT TITLE: Superior Court and County Commissioners Building/Crescent Lot
PROJECT LOCATION: 32-34 Federal Street and 252 Bridge Street
CPA CATEGORY: Housing Resources: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$200,000.00
CPC RECOMMENDED SOURCE: \$200,000.00 – FY22 Budgeted Reserve

PROJECT DESCRIPTION:

WinnDevelopment Company Limited Partnership (Winn) requested \$200,000 in CPA funds to create 129 units of mixed-income housing, commercial/institutional and public accessible spaces.

Residents struggling with the affordability of housing continues to grow each year. The City of Salem Department of Planning and Community Development details the struggle on their “Imagine Salem Website” noting, “Salem’s supply of Affordable Housing does not meet local need. For every four low-income households in Salem, there’s only one deed-restricted Affordable Housing unit.” The City’s Five Year Consolidated Plan for FY21-25 states that, “Housing affordable to people of all income levels were consistently identified as a priority need by stakeholders and public participants. In particular, seniors, families, people with disabilities, low- to moderate-wage employees of businesses based in Salem, and individuals experiencing homelessness or transitioning from homelessness are most impacted by the cost of housing”. The COVID-19 pandemic’s economic impact will only exacerbate these issues.

In November, 2020, following a multi-year public RFQ and RFP process, WinnDevelopment was chosen by the Salem Redevelopment Authority (SRA) as the designated developer of the County Commissioner’s Building at 32-34 Federal Street, the Salem Superior Court Building at 252 Bridge Street and the combined “Crescent Lot” and “Remnant Parcel” at 252 Bridge Street. The buildings will undergo historically-sensitive adaptive reuse (in accordance with the Secretary of the Interior’s Standards and the Preservation Restriction), while the municipal parking lot will be activated with new construction that is both transformation and contextual. Specifically, 252 Bridge Street will feature approximately 110 residential units and 10,000 SF of commercial space, while 32-34 Federal Street will feature approximately 19 residential units and 15,000 SF of commercial/institutional space. The project will target the entire spectrum of renters, from singles, families, and seniors by including a unit mix ranging including studio, one bedroom, and two bedroom units, with rates ranging from market rate, to workforce/middle income, to affordable. Approximately 57% of the residential units will be income-restricted with the final mix to be determined during permitting and approved by the MA Dept. of Housing and Urban Development. A diverse income mix will help the



struggling population slowly being priced out of housing in the City. The project will be carried out with the goal of creating a transformative development helping to drive the continued revitalization of downtown Salem through the creation of mixed income housing, functional commercial/institutional space, vibrant and engaging publicly accessible space that will function in harmony while catalyzing economic development. The project will offer a commuter friendly, affordable, high-quality place to call home for residents. The publicly accessible space – courtyards, bicycle infrastructure, public art - will engage the residents and visitors alike, contributing to Salem’s unique sense of place. The commercial/institutional space will serve the city’s desire to activate this corner of downtown beyond working hours. The mix of uses will promote the economic development of downtown Salem by attracting a new host of resident consumers, community-oriented programming inviting visitors, and commercial/institutional space with high visibility and street frontage. Private ownership of the project will bring an increase in City’s tax base.

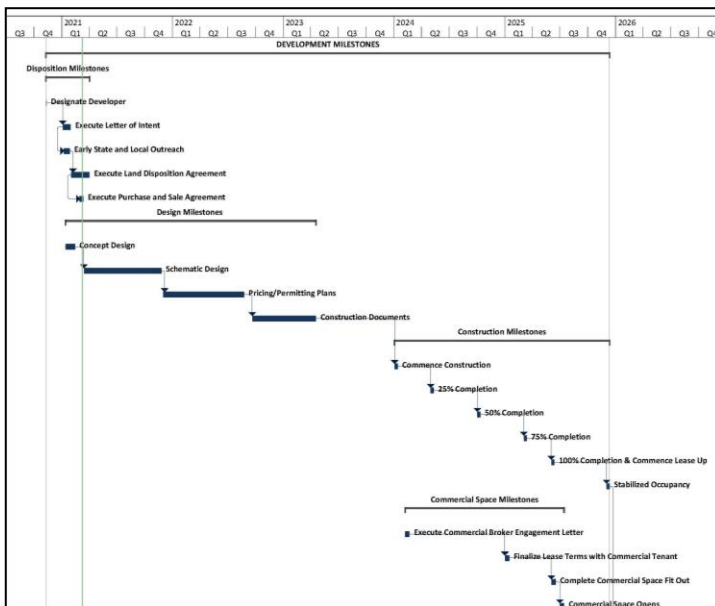
Letters of recommendation for WinnDevelopment included Senator Joan Lovely.

FINANCIAL:

WinnDevelopment plans to fund the project with a variety of private and public (federal, state, and local) sources.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$ 200,000	\$ 200,000
SOURCE 2: Federal and State LIHTC Syndication	\$	\$ 1,829,900	\$ 1,000,000	\$ 15,469,100	\$ 18,299,000
SOURCE 3: Federal and State Historic Tax Credits	\$	\$	\$	\$ 5,279,000	\$ 5,279,000
SOURCE 4: Perm Loan	\$	\$ 5,515,172	\$	\$ 20,484,828	\$ 26,000,000
SOURCE 5: Deferred Developer Fee & Overhead	\$	\$ 460,404	\$	\$ 460,404	\$ 920,808
SOURCE 6: State Subsidy	\$	\$ 7,000,000	\$ 1,000,000	\$ 4,050,000	\$ 12,050,000
SOURCE 7: Local Contribution	\$	\$	\$	\$ 300,000	\$ 300,000
TOTAL PROJECT COST	\$	\$ 14,805,476	\$ 2,000,000	\$ 46,243,332	\$ 63,048,808

TIMELINE:



CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously (with Greel abstaining), to recommend funding this application at \$200,000. The CPC voted to recommend \$200,000 from the FY22 Budgeted Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction that has been approved by the MA Department of Housing and Community Development be executed and filed at the Registry of Deeds. Such restriction must include a minimum of 10% of the total housing units to be affordable to households who earn 60 percent or less of the area median for a period of not less than 99 years.

APPLICANT: City of Salem Park and Recreation
PROJECT TITLE: New Pioneer Village 2026
PROJECT LOCATION: Camp Naumkeag, 85 Memorial Drive
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$100,000
CPC RECOMMENDED SOURCE: \$100,000 - FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem Park and Recreation requested \$100,000 in CPA funds to be used toward a portion of the designer fees to relocate Pioneer Village to the Camp Naumkeag site.

The Pioneer Village is a valuable historic resource with its structures having been at this location since 1930. Unfortunately, it is currently located in a coastal flood plain making the site vulnerable to current storm surges and future sea level rise. It is located within a residential neighborhood in the Forest River neighborhood, adjacent to the Forest River Park, which is challenging to locate and access for visitors of Salem. The proposed location for the Pioneer Village is the current site of Camp Naumkeag, which is on the Salem Trolley line and adjacent to high tourism areas. Camp Naumkeag’s site is at higher elevation than the current location of the Pioneer Village and has sufficient area to expand the Pioneer Village and enable it to better serve its historic mission.

Phase 1 of the project will consist of the design of the whole project, including Phase 2, and the implementation of Phase 1.



The larger project (Phase 2) will include the creation of a small visitor’s center and some of the additional opportunities such as connections to Fort Lee or expanded site educational experiences. Parking, paths, and structures (including bathroom facilities) will be accessible.

The relocation of the Pioneer Village to the Camp Naumkeag site is a unique opportunity to provide a new, more visible, and more accessible location for Pioneer Village that brings together the community in a dramatic setting while creating innovative solutions for providing an up-to-date facility that preserves the character of the living history museum. It also provides the opportunity to add indoor exhibits to allow for greater use during off seasons. In addition, this project provides the opportunity to add more Indigenous and other exhibits that enhance the experience.

Overall, this project is needed to provide community members and visitors the opportunity to experience a historic asset of Salem in a more accessible and resilient location, which preserves and enhances the character of the City.

During the March 23rd Advisory Committee meeting, community engagement methods and ideas were discussed with the committee and project team, which will be implemented in the coming months. The first step will be an abutter meeting to take place in the next couple of weeks, as well as public presentations to take place at the Parks and Recreation Committee and Historical Committee meetings. There has also been close communication with the Massachusetts Indigenous Tribe, who will soon become partners on the project team as the design and programming of the project come into place.

The project has received support from the 15-member Pioneer Village Advisory Committee and Destination Salem.

FINANCIAL:

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$100,000	\$	\$	\$100,000.00
SOURCE 2: WITCH HOUSE REVOLVING (SHORT TERM)	\$50,000	\$180,000	\$	\$500,000	\$730,000.00
SOURCE 3: BONDS	\$	\$358,000	\$	\$1,442,000	\$1,800,000.00
SOURCE 4: GRANTS/DONATIONS (TBD)	\$	\$	\$	\$1,048,000	\$1,048,000.00
SOURCE 5: CPA 2015	\$25,000	\$	\$	\$	\$25,000.00
SOURCE 6: FUTURE CPA	\$	\$	\$	\$150,000	\$150,000.00
TOTAL PROJECT COST	\$75,000.00	\$638,000.00	\$ N/A	\$3,140,000.00	\$3,853,000.00

TIMELINE:

This phase includes site planning for the entire project, design and construction for site work, and the relocation of the Pioneer Village buildings. Anticipated completion dates are:

- Programming and Preliminary Design March 2021
- Detailed Design February 2022
- Bidding April 2022
- Construction/Relocation April 2023

This project will be completed by the 400th anniversary of the establishment of Salem, MA (Salem 400) in 2026. Phase I Design is currently on schedule and set to be complete in February 2022.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this request at \$100,000. The CPC voted to recommend \$100,000 from the FY22 Budgeted Reserve.

APPLICANT: The Woman's Friend Society
PROJECT TITLE: Window Restoration at Emmerton House
PROJECT LOCATION: 12 Hawthorne Boulevard
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$106,308.98
CPC RECOMMENDED SOURCE: \$94,595.00 - FY22 Historic Resources Reserve
\$11,713.98 – FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The Woman's Friend Society submitted a request for \$170,208 for the window restoration project of the "Emmerton House" (Joseph Fenno House 1811-1812). In operation for over 140 years, Emmerton House is a storied property that, by its very presence, invokes the memories and images of life in Salem for women of all classes and backgrounds.

Located at 12 Hawthorne Boulevard in Salem's historic downtown, Emmerton House abuts two historic districts (Washington Square Historic District and Derby Street Historic District), abuts the property of the Peabody Essex Museum,



sits on a high-traffic street that sees heavy vehicle and foot traffic, and is situated just around the corner from Salem's 400-year-old Charter Street burial ground. This location makes Emmerton House highly visible to residents and tourists alike. The building stands-out visually as a unique brick Federal-style double house which sits directly on the sidewalk and boasts 97 windows – arguably the most visible and dominant features of the structure.

An assessment and some piecemeal maintenance was completed by Window Woman in 2007. At the time, an inventory was completed, various specific window restoration needs were identified, and recommendations were made. Some of the maintenance was undertaken at the time, though the full restoration project was put off as it was deemed not urgently pressing at the time. Since then, the state of the windows has continued to deteriorate. In 2016, much work was undertaken to the roof, gutters, and foundational masonry to restore and fortify the building's weather envelope but window restoration was deferred at that time. Currently, not all of the windows open fully or safely; there are some cracked panes which could easily break; there are broken and inefficient storms and screens; and many of these windows allow strong drafts in the winter. If not addressed in the near term, the building will see an increase in moisture and damage to the interior and exterior from weather and temperature changes, as well as a decrease in physical use of some of the windows and a continued decrease in energy efficiency.

It is the goal of the Woman's Friend Society to acquire and raise funds for this first phase of the window restoration project in order to stop any further deterioration of the current windows, address safety concerns, to ensure no additional moisture gets in to the detriment of the building's window frames and walls, and to increase the energy efficiency in the building to help keep the cost of operating the residence low, and therefore rents affordable to our residents. This project includes a multi-phase approach beginning with the replacing of all storm windows and then the full historic restoration of 93 of the windows in this historic building. Restoration work will include the complete removal of each

window, replacement of rotting wood, replacement of cracked glass panes, reglazing of every pane, and ensuring each is fully functional when rehung.

This project is needed for practical reasons which include the responsible care and stability of the historic property and the quality of life for our residents, as well as the enhancement of the historic character of the property and therefore Salem's historic downtown. Restoring the windows of this property not only positively affects the lives of current and future residents, but it is a reminder to the community of its historic significance and unique architectural grandeur. Aside from the benefits to the building and the community, the additional direct beneficiaries of this project are the 21 current and future residents of Emmerton House. This project will ensure that our residents may access fresh air safely and without fear of hurting themselves or the building, and will help control heating costs and ensure their comfort in the winter months.

Letters of support included the Salem Historical Commission, the Hawthorne Hotel as a neighboring business and steward of an historic building, Historic Salem, Inc., local public historian Jen Ratliff, and former Emmerton House resident and local historic interpreter, Diana Dunlap; all of whom believe that this project is an important investment in this historic property and Salem's downtown, and will directly benefit both the community and the residents living in Emmerton House.

FINANCIAL:

The total cost is estimated at \$170,208 based on quotes received. In addition to CPA funding, the applicant is planning to submit applications to the Katharine C. Pierce Trust and the Cummings \$25 Million Grant Program.

TIMELINE:

Commencement of this project is conditional upon funding and the project work will be dependent on variables of weather and contractor availability. The anticipated start and completion dates are within the City's 2022 fiscal year. The conservative estimation for the duration of the project is 16 weeks.

Important Milestones by Month

- June 2021 – Funding Notification
- June 2021 – Planning with contractors begin to identify commencement dates – first for the replacement of storm windows, second for the full window restoration; applications submitted for SHC approval.
- July 2021 – SHC approval.
- July/August 2021 – Storm window replacement (5 days).
- August 2021 – April 2022 – Window restoration (16 weeks) in multiple groupings with variables including weather and pace of work.
- May 2022 – Phase I work completed and final report prepared.

CPC RECOMMENDATION:

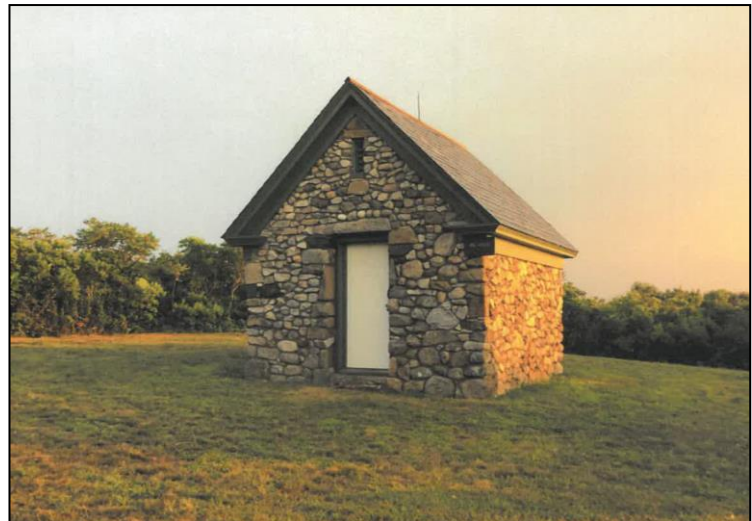
The Community Preservation Committee voted 6 in favor and 1 opposed, with Moriarty in opposition and Northcutt not present, to recommend funding this application at \$106,308.98. The CPC voted to recommend \$94,595 from the FY22 Historic Resources Reserve and \$11,713.98 from the FY22 Budgeted Reserve. A Preservation Restriction, that has been approved by the Massachusetts Historical Commission, is already on file at the Registry of Deeds. Work must adhere to the Preservation Restriction and the Secretary of the Interior Standards for Treatment of Historic Properties.

APPLICANT: Essex National Heritage Commission
PROJECT TITLE: Slate Roof Restoration of the Oil House, Bakers Island Light Station
PROJECT LOCATION: Bakers Island
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$7,000
CPC RECOMMENDED SOURCE: \$7,000 - FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The Essex National Heritage Commission submitted a request for \$7,000 for the restoration of the slate roof on the 1893 Oil House at the Bakers Island Light Station.

Bakers Island is an important part of Salem maritime history, but for the last 75 years, the island has been closed to Salem residents and the general public. Essex Heritage’s ownership and improvements of the 10-acre light station property are now enabling the public to visit the island where they learn about Salem’s maritime significance. Since receiving the deed to



the property from the US Coast Guard in 2014, Essex Heritage has been working to restore the property and open the site up to public tours and educational programs. In these past 5 years, the property has become a popular destination for day trips, summer camp trips, volunteer “keepers”, and overnight visitors. In season, Essex Heritage conducts a wide variety of programs on the island including tours of the harbor and light station; special trips for bird watchers, lighthouse lovers and artists; outdoor programs for children with an emphasis on exploring the purpose of lighthouses and their workings; weekend programs for families; and volunteer workdays. These programs on the island depend on moving everyone and all their equipment on Essex Heritage’s 18 passenger landing craft Naumkeag, which Essex Heritage maintains the cost for operation, maintenance, fuel, captains and deckhands, winter storage and insurance.

The Oil House is one of 6 structures located at the Bakers Island Light Station. It is in a prominent location on the property as it is the first building that is visible as visitors approach the light station after landing on the beach. The Oil House played a pivotal role in the life of the light station. Without fuel, the lighthouse keepers had no power for the beacon or to light and heat their houses. The Oil House is constructed of beautiful native stone and slate, but the poor condition of the roof is leading to its deterioration. Many of the original slates are in good condition, but the square cut nails holding the slates in place have rusted. The slates are falling off the roof and exposing the wood roof substrate below which is starting to rot. Its dilapidated condition gives a poor first impression to visitors and the structure is at risk. During the past year the roof has started to leak badly as more nails have let go and slates have fallen off. Water is getting in below the slate and is rotting the wood substrata. Now that Essex Heritage has been able to stabilize and improve the three major structures on the site (the lighthouse and the two keepers’ houses), it is critically important to restore this building before the leaking roof causes further damage. All the existing slate must be removed down to the original roof substrate. The substrate must be repaired and any rotten roof boards will need to be replaced. A new, copper drip edge will be installed and then all the existing slates which are in good condition will be reinstalled with copper ring shank nails. It is estimated that about 85% of slates can be reused. The damaged slates will be replaced with new slates to match the existing ones in color and size.

Because the work takes place on an island, there are many logistical challenges, adding to the cost of rehabilitating the roof, such as the cost of the daily boat transportation (or alternatively housing some of the crew on the island) and the time and challenges of manually hauling materials up from the beach. Essex Heritage will also be supplying two full days of volunteer time to get materials off and on the island. The volunteers will help the contractor load his equipment and materials from the dock onto the boat and then once landed on the island they will help haul everything, including new slate, from the beach up to the oil house. At the end of the job, we will have volunteers help load the equipment back onto the landing craft and remove the broken slate and rotten wood from the island. From our experience with other projects on the island, this will take 4 volunteers two full days of work. To cover the additional costs, Essex Heritage is fundraising for this project. If there is short fall, we will cover the cost from our operating funds, while we continue to ask for donations.

Once the structure is restored with a renovated slate roof, it can be used to tell the story of the challenges that early keepers faced in keeping the lighthouse beacon burning 365 days a year before the advent of electricity.

Several letters of support were provided with the application, including Destination Salem, the Salem Partnership, Salem Sound Coastwatch, Salem Historical Society, House of the Seven Gables, the Salem Marine Society, Historic Salem, Inc., the Salem Chamber, and Salem Historical Commission.

FINANCIAL:

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION*	TOTAL
SOURCE 1: SALEM CPA (TOTAL MUST MATCH AMOUNT REQUESTED ON COVER SHEET)	\$	\$	\$	\$ 7,000	\$ 7,000
SOURCE 2: FUNDRAISING	\$	\$	\$	\$ 5,301	\$ 5,301
TOTAL PROJECT COST	\$	\$	\$	\$	\$ 12,301

TIMELINE:

Access to the island is from mid-May to late September, when it is safe enough to land our boat on the beach. The project will take approximately two-three weeks to complete.

- Contract with slate roofer – June 2021
- Erect sign recognizing CPA funding – July 1, 2021
- Estimated project start – July 6, 2021
- Estimated project completion – July 23, 2021
- Contingency for bad weather and delays – 2 ½ months – September 27, 2021
- Final report to Salem Community Preservation Committee – fall 2021

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 1 opposed, with Moriarty in opposition and Northcutt not present, to recommend funding this application at \$7,000. The CPC voted to recommend \$7,000 from the FY22 Budgeted Reserve. Funding is conditional upon the requirement that a Preservation Restriction that has been approved by the Massachusetts Historical Commission be executed and filed at the Registry of Deeds. Work must adhere to the Preservation Restriction and the Secretary of the Interior Standards for Treatment of Historic Properties.

APPLICANT: Salem Public Library Board of Trustees
PROJECT TITLE: Restoration of the Poseidon Fountain
PROJECT LOCATION: 370 Essex Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$80,487
CPC RECOMMENDED SOURCE: \$80,487 - FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The Salem Public Library Board of Trustees submitted a request for \$80,487 to restore and preserve a historic cast iron fountain. The fountain is located on the corner lot of the grounds of the Salem Public Library and is readily visible from both Essex and Monroe Streets.



This project is needed to restore a rare and unique historic artifact. The fountain is believed to have been cast between 1850 and 1857 by Robert Wood and Company of Philadelphia and was installed at Captain Bertram's home on Essex Street.

The fountain is topped with a sculpture of the Greek god Poseidon holding a trident with a dolphin underfoot. The pedestal is decorated with beautifully detailed ornamentation. It is one of the few Victorian fountains that survived the scrap metal drives during World War II, making it a unique part of Salem's history.

The fountain is in a state of disrepair and is deteriorating further. The Condition Report completed in 2014 evaluated the basin and the pedestal centerpiece individually due to the separate restoration processes required for the two components. The basin has significant cracking that is causing the leaking around the circumference. The constant flow of fresh water is required to keep the basin full, so the fountain has been emptied and idle for several years. The North Western side of the basin is lower than the rest of the basin due to settling and concrete erosion from the leaking. This is causing the cast iron rim to bend. The cast iron pieces comprising the central part of the fountain have suffered significant corrosion over the years, and some of the detailed pieces are missing. The paint covering the fountain is flaking and trapping water underneath, creating the perfect environment for rust. Recently, the Poseidon statue has begun to show signs of displacement which indicates a structural issue is developing.

The Poseidon Fountain can no longer function due to cracking, corrosion, and significant leaking. This project proposes a full restoration to include the replacement of the concrete foundation, the careful removal of layers of paint, the restoration of the iron work, the casting of replacements of missing pieces, the replacement of the plumbing, the full reassembly, and the repainting of the fountain. The goal is to preserve as much of the fountain as possible, replace the parts that cannot be restored, stop the leaking, and optimize the multilevel water flow functionality.

This project will benefit the residents of Salem and visitors by restoring a historic landmark to functionality and enhancing the aesthetics of the McIntire Historic District. The Library is a stop for many historic tours, and the fully functioning fountain is a spectacular sight. The soothing sounds of flowing water from the beautifully sculpted fountain matched with carefully maintained grounds would be a welcome stopping point for visitors, neighbors, people waiting for the bus, and passersby.

The Friends of the Fountain group was formed in July of 2019 to help the Trustees make this project a reality. The Friends took on raising awareness of the project, fundraising, grant writing, and covering the fountain. The Friends created an informational sign about the fountain project and a temporary sign in the shape of a trident to measure the fundraising progress. The Friends of the Salem Public Library Fountain Facebook page is maintained by the Friends. The Trustees and the Friends have been networking within the community and have advocated for the restoration project during Christmas in Salem, at Preservation Partners meetings, and at neighborhood association meetings. The Salem Gazette featured the fountain restoration on the front page of the February 5, 2020 edition and WBZ radio aired a segment about the project on February 13, 2020.

FINANCIAL:

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA (TOTAL MUST MATCH AMOUNT REQUESTED ON COVER SHEET)	\$	\$	\$	\$ 80,487	\$ 80,487
SOURCE 2: Trustees of The Salem Public Library	\$	\$ 8,900	\$	\$ 167,722	\$ 176,622
SOURCE 3: Eastern Bank	\$	\$	\$	\$ 2,500	\$ 2,500
SOURCE 4: Institution for Savings	\$	\$	\$	\$ 2,500	\$ 2,500
SOURCE 5: Salem Five Bank	\$	\$	\$	\$ 1,500	\$ 1,500
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$ 8,900	\$	\$	\$ 263,609

TIMELINE:

The proposed timeline of the project is as follows.

- April – June 30, 2021 continue fundraising and grant writing efforts
- July 1, 2021 prepare specifications for municipal bidding
- July 22, 2021 project goes out to bid
- August 5, 2021 contract awarded
- August 15, 2021 removal of pedestal centerpiece features and basin
- August 30, 2021 paint removal begins
- September 15, 2021 restoration of the foundation and basin work begins
- December 15, 2021 basin foundation and restoration work completed
- December 16, 2021 restoration of the pedestal centerpiece features begins
- April 1, 2022 installation of restored pedestal centerpiece features
- April 15, 2022 installation of plumbing and reestablishment of electrical connections
- April 30, 2022 final painting of fountain
- May 4, 2022 testing of functionality
- May 5, 2022 seasonal fountain operation begins

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 1 opposed, with Moriarty in opposition and Northcutt not present, to recommend funding this application at \$80,487. The CPC voted to recommend \$80,487 from the FY22 Budgeted Reserve. Work must adhere to the Secretary of the Interior Standards for Treatment of Historic Properties.

APPLICANT: The Salem Athenaeum (Proprietors of)
PROJECT TITLE: Preserving and Rehabilitating the Salem Athenaeum for Universal Access
PROJECT LOCATION: 337 Essex Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$80,000
CPC RECOMMENDED SOURCE: \$80,000 - FY22 Budgeted Reserve

PROJECT DESCRIPTION:

The Salem Athenaeum submitted a request for \$100,000 to make its 114-year-old building universally accessible. In 2019, the Salem Athenaeum was awarded Community Preservation Act funding to complete a feasibility study for the 50-year long-term plan for the Athenaeum's building. Completed in November 2020 by Spencer, Sullivan, & Vogt Architects (SSV), the study led the Athenaeum to prioritize its immediate need for universal access and system upgrades to protect the building and collections.



The Salem Athenaeum was founded in 1810 and is one of the oldest membership libraries in the United States. In the 1850s a bequest by Caroline Plummer allowed the Athenaeum to construct Plummer Hall, which was to be its home for 50 years. In 1905 this building was sold to the Essex Institute, and the proceeds were used to construct the present building, which was dedicated in 1907. The building is a listed contributor to the Chestnut Street Historic District and the McIntire Historic District, an area highly visited by residents and tourists alike. Its collections are a repository of both useful and rare items that are a material archive of books that have mattered to Salem residents for many generations since the colonial era. The Salem Athenaeum is open 24 hours each week to the public for visits, use of the library, for quiet work/study space, and for viewing rotating exhibitions. Its garden area is open to the public 7 days a week from dawn till dusk and is used extensively for sitting, strolling, working, or even dog-walking, which has been especially important during the COVID-19 pandemic. Each year, over 50 public cultural programs and 10 discussion groups draw more than 2,500 people from Salem, the North Shore, and beyond. Additionally, the Salem Literary Festival presented by the Salem Athenaeum drew more than 600 people last fall virtually; its audience continues to grow each year.

The Athenaeum's main entrance is via a flight of exterior granite steps leading to a portico approximately 6 feet above street level with a doorway entry to the main level of the building. There is no ramp or other mechanical means to access the main level of the building, which presents challenges to visitors in wheelchairs, those with mobility challenges, families with young children, and people delivering equipment.

The funding being sought is specifically for providing access at the front entrance. Later work made possible as additional funding becomes available will include modifications to the interior, including a second lift and an accessible restroom, and upgrades to HVAC and the installation of a fire suppression system that will add sprinklers to the entire building. The goal of this capital project is to preserve the historic character of the Salem Athenaeum's building while making the building compliant with accessibility requirements.

Several letters of support were provided with the application, including Ward 2 Councillor Christine Madore, Patricia Zaido, Co-Chair of Salem’s For All Task Force, the House of the Seven Gables, and the Pickering House.

FINANCIAL:

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION*	TOTAL
SOURCE 1: SALEM CPA (TOTAL MUST MATCH AMOUNT REQUESTED ON COVER SHEET)	\$	\$	\$	\$100,000	\$100,000
SOURCE 2: NATIONAL ENDOWMENT FOR THE HUMANITIES OR MCC CULTURAL FACILITIES FUND	\$	\$9,870	\$	\$220,760	\$230,630
SOURCE 3: FOUNDATION GRANTS	\$	\$50,000	\$	\$	\$50,000
SOURCE 4: INDIVIDUAL DONATIONS	\$	\$35,630	\$	\$	\$35,630
SOURCE 5: KILLAM FUND	\$	\$	\$	\$45,000	\$45,000
TOTAL PROJECT COST	\$	\$95,500	\$	\$365,760	\$461,260

TIMELINE:

	May '21	June '21	July '21	Aug '21	Sept '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	April '22	May '22	June '22	July '22 - Jan '23	Feb '23
Architects/Engineers																
Schematic Design/Design Development & Permitting																
Construction Documents (Plans & Specs)																
Bidding and Contract for Construction																
Construction																
Fundraising																
Grant Application Deadlines	Eastern Bank Charitable Foundation	Institution for Savings		Amelia Peabody Charitable Fund	National Endowment for the Humanities			Mass Cultural Council CFF								
Grant Award Announcements	Salem Community Preservation Committee	Eastern Bank Charitable Foundation		Institution for Savings	Amelia Peabody Charitable Fund					National Endowment for the Humanities			Mass Cultural Council CFF			
Capital Campaign (Donation Solicitations)																

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 1 opposed, with Moriarty in opposition and Northcutt not present, to recommend funding this application at \$80,000. The CPC voted to recommend \$80,000 from the FY22 Budgeted Reserve. A Preservation Restriction, that has been approved by the Massachusetts Historical Commission, is already on file at the Registry of Deeds. Work must adhere to the Preservation Restriction and the Secretary of the Interior Standards for Treatment of Historic Properties.