



CITY OF SALEM, MASSACHUSETTS
Kimberley L. Driscoll, Mayor
Community Preservation Committee

120 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
TELE: 978-619-5685 ♦ FAX: 978-740-0404

TO: Honorable City Council
FROM: Jane A. Guy, Assistant Community Development Director
on behalf of the Community Preservation Committee
DATE: September 10, 2015
RE: **CPC Recommendation for CPA Funding**

At its meeting of September 8, 2015, the Community Preservation Committee (CPC) voted to submit the following recommendations for Community Preservation Act (CPA) funding from the FY16 Budgeted Reserve for two historic resources projects.

- Salem Public Library – Brownstone and Brickwork - \$60,000 (new project), with the following conditions:
 - That the existing CPA project sign remain;
 - That CPA funding only be used for structural repairs; and
 - That the Library submit a report on how the funds were used.
- Dickson Memorial Chapel @ Greenlawn Cemetery - increase of \$20,000 (from \$86,000 to \$106,000)

In compliance with MGL c.44B, the City Council is requested to take one of the following actions on each funding recommendation:

- Approve recommendation of the CPC
- Reject recommendation of the CPC
- Reduce amount recommended by the CPC
- Reserve amount recommended by the CPC to applicable reserve account, rather than approving the project

Summary:

Two City of Salem applications were submitted to Massachusetts Historical Commission (MHC) for Massachusetts Preservation Project Funds (MPPF) and MHC recently made their awards. As a result, this has affected two potential Salem projects and the need to request/increase CPA funds.

Salem Public Library – The Salem Public Library submitted a MPPF application with the hopes of receiving \$100,000 for a \$200,000 project. MHC awarded \$60,000, which must be matched by at least \$60,000. To access the MPPF funds, the project must be completed by the end of the fiscal year. The work involves correcting an emergency situation of deteriorated brownstone, which has resulted in the need to close the Children’s Courtyard due to the possibility of falling pieces. The CPC is recommending a \$60,000 CPA project award to provide the matching funds needed to complete this emergency project. A detailed overview is attached.

Dickson Memorial Chapel – The Department of Planning & Community Development submitted an application with the hopes of receiving \$50,000 in MPPF funds for a project that would cost over \$125,000. Unfortunately, the project was not awarded any funds. At \$125,000, this is already a pared down project to address only the building’s most crucial needs. The repair and/or replacement of the exterior downspouts, repair and repointing of the brick masonry, and repair and repointing of the stone masonry buttress are needed to stop the water infiltration that is causing the interior stones to erode. Attached is the DPCD’s letter requesting the additional funding.

The remainder of the scope of work is aimed at stabilizing the interior of the building by repairing the interior sandstone and terra cotta, including replacing approximately 20 badly damaged terra cotta units. In May, 2015, the City Council approved \$86,000 toward the project and the CPC is recommending an increase of \$20,000 for a total of \$106,000.

APPLICANT:	Salem Public Library
PROJECT TITLE:	Brownstone & Brickwork
PROJECT LOCATION:	370 Essex Street
CPA CATEGORY:	Historic Resources: Preservation
CPC RECOMMENDED CPA FUNDING:	\$60,000
CPC RECOMMENDED SOURCE:	\$60,000 FY16 Historic Reserve
CPC RECOMMENDED CONDITIONS:	Keep existing CPA project sign in place; funds only used for structural repairs; provide a report on how the funds were used.

PROJECT DESCRIPTION:



The Trustees of the Salem Public Library have requested \$140,000 in CPA to address weather envelope issues with repair and restoration of damaged brownstone that is severely eroded or in danger of falling, repoint the south and east façade bricks and address some window repair needs at the Library.

The Salem Public Library, located in the McIntire Historic District, was originally erected in 1855 as a residence for the noted Captain John Bertram from designs drafted by Salem architects William H. Emmerton and Joseph C. Foster. The interior was

remodeled in 1888 as a library and in 1911 architect Clarence H. Blackall of Boston added a stack wing to the rear of the building and two one-story, flat roof wings to the east and west sides. In 1987-88, architect Robert D. Farley remodeled the basement with an addition to the northeast side to accommodate the children’s library. 1980s improvements also included an elevator tower to the west side serving all floors and a children’s courtyard in the southeast inside corner of the building.

In 2007 the Salem Public Library was awarded a Massachusetts Preservation Project Fund (MPPF) grant to remedy a number of water infiltration and weatherization problems. Work focused on replacement of the more than 150 year old slate roof of the 1855 Mansion and included repairs to the copper balustrades and replacement of the roof of the 1911 East Wing. Continuing work on the weather envelope the Library has since replaced three smaller flat roofs and, currently funded by a CPA grant, work is almost complete on replacement of the final flat roof at the rear of the library.

To continue addressing the weather envelope issues SPL applied for an MPPF grant in 2013 for repairs to the building’s window frames and sills but the grant was not awarded. This spring, in preparation to resubmit the 2013 application for the windows, a survey of the building exterior was done by preservationist John Goff. He found more pressing problems - severely deteriorated brownstone at the belt-course level with the possibility of falling stones over the Children’s courtyard. Due to these findings the courtyard was immediately closed and the situation deemed an emergency. The weather envelope review also found window problems on the West and an area of structural concern on the North.

With the scope of the proposed project changing, architect Robert Farley closely studied the bricks, mortar, sealants, and brownstone situation on the East and South elevations. He proposed to undertake a new emergency brownstone and brick repair project that would remediate the stone hazards while also completely repointing the East and South elevations and address some of the window repair needs.

Based on a new 2015 grant application the Library was awarded a Round 21 MPPF grant for these proposed repairs. However as MHC could only provide \$60,000, additional funds are now needed to keep this critical preservation project on track and to eliminate all emergency repair needs. The project is dependent on matching funds and the Library is seeking CPA funds to complete the project proposed by Mr. Farley.

Letters of support of the application were provided by Senator Joan Lovely, Representative Paul Tucker, Salem Historical Commission, Stephen Russell (former Superintendent of Schools), North of Boston Library Exchange, Inc., Historic Salem, Inc., Bryant F. Tolles, Jr., and John and Alyce Davis at 374 Essex Street.

TIMELINE:

Due to the outside nature of the work, the time frame for the project is constrained by weather. Advertising, bidding and selection and contracting with the winning bidder will take place in Fall, 2015 and be completed before the New Year. The actual construction work should start in early spring as the project must be completed by June 30, 2016 to qualify for the MPPF grant award.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously with Shea abstaining and Northcutt not present to recommend funding this application at \$60,000 from the FY16 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That the existing CPA project sign remain;
- That CPA funding only be used for structural repairs; and
- That the Library submit a report on how the funds were used.





CITY OF SALEM, MASSACHUSETTS
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

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LYNN GOONIN DUNCAN, AICP
DIRECTOR

September 2, 2015

Jane Guy
City of Salem
Department of Planning & Community Development
120 Washington Street 3rd Floor
Salem, MA 01970

RE: Request for Additional Funds – Dickson Memorial Chapel

Ms. Guy:

I am writing to request that the Community Preservation Committee recommend to the City Council an increase to the Dickson Memorial Chapel restoration project budget in the amount of \$50,000.

Earlier this year, on recommendation of the CPC, the City Council approved funding of \$85,000 toward the building restoration project. Concurrently, the City applied for a \$50,000 Preservation Project Funds Grant from the Massachusetts Historical Commission (MHC). However in August, the City was notified that the Dickson Memorial project was not awarded the grant.

While MHC has invited the City to reapply for the grant next year, the water infiltration and condition of the interior stone warrant immediate attention. The additional \$50,000 CPA funds would enable the City to complete all of the work identified in the original scope of work. This scope of work was already pared down to the address only the building's most crucial needs. There is little room to further reduce the scope. The repair and/or replacement of the exterior downspouts, repair and repointing of the brick masonry, repair and repointing of the stone masonry buttress are needed to stop the water infiltration that is causing the interior stones to erode. The remainder of the scope of work is aimed at stabilizing the interior of the building by repairing the interior sandstone and terra cotta, including replacing approximately 20 badly damaged terra cotta units, repairing and protecting the stained-glass windows, and cleaning and repainting the interior masonry walls.

There is a lot of community support for the preservation of the chapel. The Friends of Greenlawn have been strongly campaigning to raise funds to complete additional preservation work on the

Chapel. Most recently, they have been focused on finding donors to help restore the three stained glass windows along the conservatory side of the chapel. Initial estimates indicate that this work will cost approximately \$30,000.

I hope that the Committee will look favorably upon this request for additional funding. If any additional information is required as part of the Committee's review, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Natalie Lovett". The signature is written in a cursive style with a large initial "N" and a long, sweeping underline.

Natalie B.L. Lovett
Community Development Planner