

COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
January 8, 2019

A regular meeting of the Community Preservation Committee (CPC) was held on Tuesday, January 8, 2019 at 6:00 pm at 98 Washington Street, Salem, MA. Present were Chair Bart Hoskins, Chris Burke, Carol Hamilton, Jessica Herbert, Mr. Moriarty and John Boris. Also present was Jane Guy of the City of Salem Department of Planning & Community Development.

Mickey Northcutt arrived later in the meeting.

Public Comment

Jenna Ide was present representing the City with regard to the Bertram Field and Forest River Pool projects. J. Michael Sullivan of Beacon Architectural Associates was also present.

Michael Steinitz, 10 Orne Square, stated that he was representing the Friends of Broad Street Cemetery. He expressed thanks to the Department of Planning and Community Development for submitting the application for the cemetery. The Friends have done volunteer work such as clean-ups and they put up interpretive signage and have worked closely with the Cemetery Commission. The cemetery is in need of a plan for preservation and rehabilitation. It is the second oldest cemetery in Salem, has an extraordinary array of stones, a very interesting history of folks buried there and some extraordinary English Oaks and is in need of much restoration and repair. He stated that he supports the application. They stand prepared to work with the City.

Review and Vote on Determination of Eligibility Applications Received

The CPC reviewed 8 applications. Ms. Guy read two emails provided by Mr. Shea with his opinion on each of the applications, noting that these are opinions without the benefit of group discussion or public input. In his emails, he stated, "Except for the two air conditioning proposals, I believe all the others are eligible for funding. I am not necessarily opposed to the air-conditioning proposals. I'm just not sure if they are eligible? Any precedent? I would support funding for the forest river project that is related to preserving the bathhouse building including but not limited to updated bathrooms/changing rooms." Regarding Lighthouse 47, he stated, "This housing project is eligible for funding. I should mention that my brother and I sold 47 Leavitt St. to the CDC several years ago. We have no financial interest in this project so I don't believe it is a conflict."

Mr. Northcutt joined the meeting.

Ms. Guy read an email from Stuart Saginor of the Community Preservation Coalition with regard to recreational facilities on school property (not needing to be on dedicated park land) and on air-conditioning meeting the definition of rehabilitation and capital improvement for a historic rehabilitation project.

Ms. Guy reminded the CPC that in determining eligibility, the amount of funding requested is irrelevant.

Ms. Guy asked if any members had any conflicts of interest to disclose.

Mr. Boris stated that he is on the Board of North Shore CDC. Mr. Northcutt stated that he is an officer of the North Shore CDC. Both will leave the room when the application is discussed.

Mr. Burke stated that he lives on Broad Street, but is not an abutter of the cemetery, and that he has helped the Friends group. Ms. Guy stated that there is no conflict, if he is not an abutter.

*Forest River Pool, Bathhouse & Associated Facilities – City of Salem*

The application is to renovate the existing building, demolish the pool, and build 2 new pools and new facility under either Historic Resources or Recreational Land.

Mr. Hoskins stated he felt that some of the portions of the project would be eligible under Historic and some would be eligible under capital improvements.

Ms. Guy stated recommended that if determined eligible, funding review should be under Recreational Land for the entire project and not separating portions under both Historic Resources and Recreation Land. It is on dedicated parkland.

Mr. Hoskins asked if the project will be completed in one project or in separate projects.

Ms. Ide stated that the existing pool is in the tidal pool zone and had to be closed. It can't be rebuilt in its current location and will need to remove the pool and pull it back. They will renovate the existing pool house. It is all interconnected. We will remove the old pool and put in 1-2 new pools and a splash pad. The pool house has to be renovated to bring it to code and it will have associated facilities and a community room. They will renovate the existing pool location back to tide lands. Associated parking will be constructed. The existing tennis courts will be turned into a grassy area. They will be associated walkways and they will also redo access to accommodate fire apparatus and will need to redo water/sewer lines and electrical lines. Essentially the City is in it for all or for none. They could take out some items, but the project will still need to be done all at once. She wanted to know if there were any portions of the project that would not be eligible.

Mr. Moriarty stated that he understands that the CPC has wide latitude in terms of funding that can be applied for parks and recreation. This is not limited to the land, but also includes incidental equipment, property and appurtenances. Therefore, a pool house would enhance the use of the park. He stated that the statute allows for funding related to parks and recreation as long as it is ancillary, incidental or complimentary to the recreational use of the land.

Ms. Herbert stated that the Salem Historical Commission did a site visit last year. She asked the project time frame.

Ms. Ide stated that the City would have to close the entire. She noted that nothing can be done until they get permits, which could take a year for coastal permits.

Ms. Herbert asked if doing a renovation to the bathhouse would mean that it would no longer qualify as an historic structure.

Ms. Ide stated that because of those meetings, we had the architect take another look at it and it was determined that it was better to renovate it, rather than to demolish it and build new. They would like to make a small addition in the area toward the ocean, but that it will look much the same on the outside. The inside would be reconfigured. She did not know if that effects qualifications for historic.

Ms. Guy asked if the bathhouse is listed on the Historic Register.

Ms. Ide stated that it was not, but that the park is over 50 years old.

Ms. Herbert stated that it is a 1920s bathhouse.

Mr. Steinitz stated that the park is not on the Register. It is in the State inventory.

Mr. Boris asked the timeframe.

Ms. Ide stated that it would be approximately two years from when they get all the funding. They would need the money in place in order to sign contracts. She noted that they could ask for design funds first and then ask for construction funds and possible a Phase 2 for a splash pad.

Ms. Herbert asked if the bathhouse should be listed on the National Register, which might open up other types of funds for historic structures.

Ms. Ide stated that they did get an allocation from the State from the Open Space Bond Bill. She stated that she is working closely with Patti Kelleher, the City's historic preservation planner, to determine how to work through the historic process.

Mr. Northcutt asked the amount of the proposed bond bill.

Ms. Ide stated that she thought it was \$1.8 million, but that it was just an earmark from legislature and has to be approved to be spent.

Mr. Northcutt stated that it is clearly eligible under recreation and it is a more straight-forward way to apply.

Ms. Guy stated that funding it through CPA under recreation does not stop it from getting historic designation. That way you say the entire project is eligible and you don't have to select pieces under historic. She stated that they could apply for design at first, because without a design and cost estimates, it would be difficult for the CPC to fund construction.

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

*Bertram Field Phase 2 Renovation – City of Salem*

The application is for a new field house facilities at Bertram Field under Recreational Land.

Ms. Ide stated that Phase 1 was re-doing the field, which was artificial turf, which was not eligible for CPA funding. As part of the process, the City went for a PARC grant and turned it into official park land. It is owned by Park and Recreation, but it is administered by the School Department collaboratively. There is an existing building that is in poor shape, and is not handicapped accessible. Once demolished, they will need to build new to code. It will be divided into different portions of a project, but will all need to be built. It is an important site for recreation for the community, not just high school students. The majority of the funding will come from a bond.

Mr. Sullivan stated that they are at the end of schematics and are moving to design development. Through the feasibility study, they determined that they will need to break up portions of the programming. They will need a new changing facility, public amenity building for the toilets, a concession stand, new circulation and handicapped access to the press box. One component is the replacement of the field house for the public amenities building. The plumbing code variance requires 25 women's and 17 men's/women's. The roof will eventually have solar panels.

Ms. Ide stated that there will be a universal family restroom. The athletic changing facility building will have changing rooms for men and women athletes, coaches room, bathrooms and storage. The amenities building will be open most for the community. The athletic changing facility will be open for games.

**VOTE: Mr. Northcutt made a motion to find the Bertram Field House Phase 2 renovation project is eligible, to be submitted under a CPA funding application under Recreational Land: Rehabilitation/Restoration.**

Mr. Moriarty emphasized that any use of park or recreational land that is amplified by any way you choose to improve it, including amenities and appurtenances, is within the purview of the committee to improve. He stated that he sees no need to make a distinction in the portions of the project. He supports the project.

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

*Broad Street Cemetery Preservation Plan – City of Salem, Dept. of Planning & Community Development*

The application is to update and expand the 2002 Plan for Broad Street Cemetery under Historic Resources.

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

*Poseidon Fountain Restoration – Salem Public Library*

The application is to restore Poseidon fountain (c1850/1857) located on the grounds of the Salem Public Library under Historic Resources.

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

*Old Town Hall Air Conditioning – City of Salem, Dept. of Planning & Community Development*

The application is to restore install air conditional to provide year-round climate control to stabilize the temperature and humidity of the building in order to preserve the Old Town Hall under Historic Resources. An engineering report and letter regarding the need to address climate fluctuations was submitted.

Mr. Moriarty stated that he disagreed with Mr. Saginor and felt it was clearly just a capital improvement, but not rehabilitation, as Mr. Saginor stated that both are needed in order for the project to be eligible. He stated that heating is an elemental concept, which is ordinary, reasonable and necessary to any structure. Temperature changes are incidental to any and every structure, public or private. He felt it was a real stretch to need special heating or special air conditioning for the structure.

Mr. Northcutt stated that he felt it meets the minimum definition of eligible, but that whether or not the CPC thinks it is a high priority to fund is a different question.

Mr. Hoskins stated that he felt it hits both rehabilitation and capital improvements.

Ms. Herbert stated that it is clearly a classic case of preservation of a historic building, which needs climate control to prevent deterioration. She felt preservation is the main thrust.

Ms. Hamilton stated that overheating in summer will deteriorate a building just as fast as underheating in winter. No air conditioning in the summer limits its intended use.

Ms. Herbert agreed that expansion/contraction effects the resource.

**VOTE: Ms. Hamilton made a motion to find the proposed project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration or Preservation. Ms. Herbert seconded the motion. Mr. Hoskins, Mr. Burke, Ms. Hamilton, Mr. Northcutt, Ms. Herbert and Mr. Boris voted in favor. Mr. Moriarty voted in opposition. The motion so carried.**

*Salem High School Tennis Courts – City of Salem*

The application is to rehabilitate the existing tennis courts and install new fencing and gates at Salem High School under Recreational Land.

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

*Central Air Upgrade at the Brookhouse Home – Home for Aged Women*

The application is to install a central air conditioning system to improve basic living conditions for the residents under Historic Resources. The applicants submitted an additional request for eligibility on brick repointing.

Ms. Hamilton stated it was unsure if the air conditioning is for the resident rooms or the activity areas.

Mr. Northcutt stated that he felt the project is eligible and that it is clearly an historic resource.

Ms. Guy stated that, if funded, there should be some conditions that they don't destroy historic fabric, along with the required preservation restriction.

**VOTE: Ms. Herbert made a motion to find the proposed A/C project is eligible, to be submitted under a CPA funding application under Historic Resources: Preservation or Rehabilitation/Restoration. Ms. Hamilton seconded the motion. Mr. Hoskins, Mr. Burke, Ms. Hamilton, Mr. Northcutt, Ms. Herbert and Mr. Boris voted in favor. Mr. Moriarty voted in opposition. The motion so carried.**

Mr. Moriarty stated that he did not feel it is preservation but is just maintenance to upgrade an existing system and not rehabilitation/restoration because it is just an existing system whose life has not expired, but is just an aspiration to have air conditioning. In his opinion, it does not meet either standard.

Ms. Herbert stated that it would be a whole new system.

**VOTE: Mr. Northcutt made a motion to find the proposed brick repointing project is eligible, to be submitted under a CPA funding application under Historic Resources: Rehabilitation/Restoration. Ms. Herbert seconded the motion; all were in favor and the motion so carried.**

*Lighthouse 47 – North Shore CDC*

*Mr. Northcutt being an officer of North Shore CDC and Mr. Boris being on the Board, abstained from discussing the application and left the room.*

The application is to create new housing at 47 Leavitt Street under Community Housing.

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

Mr. Northcutt and Mr. Boris returned to the meeting.

Other Business

*Approval of minutes – 12/11/18*

VOTE: Ms. Hamilton made a motion to approve the minutes of 12/11/18. Mr. Northcutt seconded the motion, all were in favor and the motion so carried. Ms. Herbert abstained from voting.

*Funding Status*

Ms. Guy stated that the funding status remains at \$104,164 until the FY20 funding surcharge revenues and estimated State match funds are determined in March or April, 2019.

Next Meeting Date

Ms. Guy stated that the next meeting date is scheduled for Tuesday, February 12, 2019, but did not expect to have a meeting unless additional Step 1 applications are received.

**There being no further business, Ms. Hamilton 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