

Community Preservation Committee

Minutes: November 8, 2016

City Council Hearing Room

**Members Present:**

James Souza, Antone Dias, Paul Machado, Keith Paquette, John Brandt, Kristen Cantara Oliviera, Kenneth Pacheco, Jason Caminiti

**Members Absent:**

Housing Authority Representative

**Open Meeting Law:**

Chairman, Kenneth Pacheco, read the Open Meeting Law Advisement.

**Minutes:**

A motion was made by James Souza to accept the minutes of the October 12, 2016 meeting. That motion was seconded by John Brandt.

Result: Unanimously approved

**New Business:**

As there is still no representative from the Housing Authority the Committee directed Ms. Dennis to make inquiries on the status of that appointment.

**Administrative Assistant Report:**

Ms. Dennis reported that all of the 2016 award agreements have been signed by the recipients and those contracts have been delivered for signatures of the Mayor and Corporation Counsel.

She reported that all of the 2015 private projects have been completed and that the public projects are progressing although some delay may occur due to winter weather.

During a discussion about the signs the Committee agreed to add that topic to the January agenda in order to determine the number and size of additional signs as well as whether there will be new images, such as CPA completed projects.

### **Eligibility Hearings:**

#### **Second District Court:**

Ms. Grace Gehrling, Executive Director of CD Rec and Rodney Jacques an architect with William Starck architects were the presenters for this project.

Ms. Gehrling described the multiple current uses of this building which includes youth recreation programs, Youth Build, Hi-Set courses. They are currently only occupying the new addition but intend to expand to the older structure.

Although the submitted application sought funds to replace the roof the CD Rec board decided that they could not wait because there was ongoing water damage occurring so they have already replaced the roof.

Paul Machado moved that this applicant be allowed to amend their application. That motion was seconded by James Souza.

Result: The motion to allow this applicant to amend its original application was unanimously approved.

Paul Machado moved that this project qualifies in the Historic Preservation category. That motion was seconded by John Brandt.

Result: Unanimously approved.

**Quequechan Club:**

No presenter appeared on behalf of this application. As the Committee has done in the past, the eligibility of this proposal was considered. Antone Dias offered to contact the applicant to explain the parameters of CPA funding.

James Souza moved that this project qualifies in the Historic Preservation category. That motion was seconded Antone Dias.

Result: Unanimously approved.

**Bristol Superior Court:**

Ms. Joanne Sbrega, Executive Director of the Fall River Children's Museum presented this application. She explained that this year's application was to extend this HVAC system to the second floor. She explained that because the project was delayed the materials cost increased 5% from the original estimate. She also explained that core drilling was more costly than expected.

Paul Machado noted that while he had previously labeled this project as the Fall River Children's Museum, the more accurate label is the old Bristol Superior Court. He noted that he had also described this project as providing air conditioning, whereas the system also includes heating. This system provides climate control for the full year. Antone Dias noted that HVAC systems are allowed by the CPA because these systems help to preserve the integrity of old structures by, for example, reducing internal humidity.

Paul Machado moved that this project qualifies in the Historic Preservation category. That motion was seconded by Kenneth Pacheco.

Result: Unanimously approved.

**Fall River Historical Society:**

Mr. Michael Martins, Curator of the Fall River Historical Society presented this application. Mr. Martins told the Committee

that he expects between 7,000 and 10,000 visitors during the Holiday season so he suggested that the CPA sign should stay up.

He explained that this year's application would be to restore the ell on the main museum building. He indicated that the main building is the best example of Second Empire Style and was a significant stop on the underground railroad.

Mr. Martins described the work that had been done on the annex and fence. Paul Machado asked him to confirm that the work on the annex included repairs to the siding. Mr. Martins indicated that there were many repairs and a number of components were fabricated.

John Brandt moved that this project qualifies in the Historic Preservation category. That motion was seconded by James Souza.

Result: Unanimously approved.

#### **Anawan No 6**

Mr. Michael LePage, President of the Fall River Fire Museum and Architect, Richard Ventrone were the presenters of this project. Mr. LePage indicated that the group has already started a Fire Safety program for scouting merit badges. They sponsored a 9/11 bus trip to New York and they have traveling exhibits which they bring to Fire Shows throughout the region.

Mr. LePage stated that they did not apply for a Massachusetts Historic Commission grant last year because that would have conflicted with the application for the Bank Street Armory.

Mr. Ventrone indicated that the repointing work was scheduled to start and that the façade would be fully redone and that all safety repairs would be made. He indicated that the north side was also be completed as that will be the museum entrance. The owner of the burned Borden Mill has offered bricks for the restoration. These bricks would be from the same kiln as the bricks on the station.

Mr. LePage said that a member had purchased a trumpet from 1842 which had been owned by the City's first Mayor and has donated that to the museum. He indicated that the collection is already substantial and continues to grow. As a result of the closure of

the Railroad Museum the Fire Museum will inherit all of the display cases. He indicated that the Board has frequent work parties at the site.

Paul Machado moved that this project qualifies in the Historic Preservation category. That motion was seconded by James Souza.

Result: Unanimously approved.

### **River to Recovery:**

Mr. Kevin Doyle and Atty. Rene Brown were the presenters for this application. They indicated that they were both in recovery for decades. Mr. Doyle opened the center 22 months ago. It is located in a mill on Ace Street.

They indicated that the center provides various meetings and provides a safe, sober place for those seeking recovery services. Atty. Brown indicated that the center had been recently approved as a community service location by the Court. She indicated that most of the people are from the Fall River area. She described the future plans to expand the services offered.

Paul Machado explained that the current application list recreation as a category but should indicate outdoor recreation. After some further discussion it was agreed that the application does not meet the community housing criteria either. However, Paul Machado did encourage the applicants to assist the committee in getting future applications in that category. Instead, Antone Dias indicated that, subject to approval from the owner, the project would qualify in the Historic Preservation category. That motion was seconded by James Souza.

Result: Unanimously approved.

### **Dr. Fiske House:**

Mr. Jim Soule was the presenter for this application. He described the project which is to purchase the Dr. Fiske House and reduce the eight units to four, three for moderate income renters

and one for museum space as this house was an underground railroad site.

Paul Machado noted that he wondered whether the purpose of the CPA was to encourage more rather than fewer affordable housing units. Jason Caminiti commented that one of his most reliable employees had resided in an SRO and that there might infact be a need for those type of units too.

James Souza made a motion that this project qualifies in both the Historic Preservation and Community Housing categories. That motion was seconded by John Brandt.

Result: Unanimously approved.

### **3<sup>rd</sup> Street School:**

Mr. Jim Soule was the presenter for this application. He indicated that this project is supported by the American Legion and expects that its Commander, Thomas Grant, will communicate that organization's support. He told the Committee that this was the oldest remaining school building in the City and it was once served as the Town Hall for Fall River, Rhode Island. This plan is to remove the current vinyl siding and restore the original wood siding.

Paul Machado made a motion that this project qualifies in the Historic Preservation category. That motion was seconded by Antone Dias.

Result: Unanimously approved.

### **Historic Property Inventory:**

Mr. Jim Soule, President of the Fall River Preservation Society, was the presenter for this application. He explained that if approved this application would provide funding of a researcher to complete Form Bs involving historic properties. He indicated that the completion of this inventory will make the City qualified for further grant opportunities.

Jason Caminiti noted that more buildings in the City's South End should be identified. He noted that when he had purchased an historic property in the City, the Form B was very helpful in guiding its restoration.

James Souza made a motion that this application qualifies in the Historic Preservation category. John Brandt seconded this motion.

Result: Unanimously approved.

**Next Meeting Agenda:**

As the eligibility hearings will continue at the next meeting, the only other agenda item will be new business.

**Adjournment:**

A motion was made by Paul Machado, seconded by John Brandt and unanimously approved to adjourn at 7:40 PM.

By: Paul J. Machado

Clerk

Community Preservation Committee

November 12, 2016