

Community Preservation Committee

Minutes: October 12, 2016

City Council Hearing Room

**Members Present:**

James Souza, Antone Dias, Paul Machado, Keith Paquette, John Brandt, Kristen Cantara Oliviera

**Members Absent:**

Kenneth Pacheco, Jason Caminiti, Housing Authority Representative

**Open Meeting Law:**

Vice-Chairman, James Souza, read the Open Meeting Law Advisement.

**Minutes:**

A motion was made by Antone Dias to accept the minutes of the September 22, 2016 meeting. That motion was seconded by John Brandt.

Result: Unanimously approved

**New Business:**

New Board members:

Vice Chairman James Souza welcomed new Board member, Kristen Cantara Oliveira, as the new Historic Commission representative.

Community Preservation Coalition:

The invoice for the annual dues of the Community Preservation Coalition has been received. Paul Machado moved that the Committee approve joining the CPA Coalition again. That move was seconded by Antone Dias.

Result: Unanimously approved

**Administrative Assistant Report:**

Ms. Dennis reported that the invoice from Gatehouse Media for the public notices for the annual meeting has been received.

Ms. Dennis also reported that the Water Department has approved the East Line Trail project.

She reported that all private projects from last year have been completed. John Brandt asked if the roof had been done on the Abbey Grill, Ms. Dennis indicated that roof work had been done but the money funded was not sufficient to complete all of the roof work.

Paul Machado noted that the signs read "Historical Preservation" rather than "Historic Preservation". Ms. Dennis indicated she would notify Baker signs of this change prior to the next sign order.

**Public Input:**

Preservation Architect, Richard Ventrone, discussed the fact that when contractors are not timely paid, they are in effect self-funding the work. He said that in the industry it is usual for there to be fourteen-day payment period. He indicated that he is concerned that this will limit the number of contractors willing to work on CPA projects. He suggested that awarding the full amount to the recipient would allow the recipient to make timely payments.

Paul Machado indicated that when the initial contracts were written the language anticipated an outright award, but after doing research the City found that most communities follow the invoice repayment system currently followed. Administrative Assistant, Ms. Dennis, did significant research on this issue contacting other communities, the DOR and others.

Ms. Dennis also indicated that as more payments are processed, the process is becoming more efficient.

## **Eligibility Hearings:**

### **Columbus Park:**

Robert Wood, President of the Columbus Park baseball league and Architect Rodney Jacques were the presenters for this application. They described this as Phase III which would include new playground equipment and updated fencing. Mr. Wood indicated that Phase I work has begun, the basketball court has been demolished and the bocce court will be started before the end of October. Painting the basketball court will occur in the spring.

Mr. Wood described the problems with the current fencing which allow foul balls to leave the ballfield. There had been at least two injuries because of foul balls. He also noted that the Bocce Courts will be directly behind left field and the higher fence will protect users of the Courts and the playground.

Paul Machado moved that this project qualifies as outdoor recreation, which was seconded by John Brandt.

Result: Unanimously approved.

### **Battleship Cove Feasibility Study:**

Kris Bartley, President of the North End Neighborhood Association was the presenter for this application. Mr. Bartley indicated that the study would focus on moving the historic war ships in the event the Braga Bridge is rebuilt. He explained that the ships are damaged by salt falling from the bridge. He indicated that Brad King the former executive director of the Battleship Cove was in favor of this project. James Souza asked if there was other support for this project such as from Mass DOT and the City Administration. Mr. Bartley indicated that this support had not yet been received.

Antone Dias noted that the warships could not be seen from the bridge in their current locations. He noted that all of the ships are on the National Register.

David Dennis, President of the Marine Museum Board and a member of the Battleship Cove Board told the Committee that those Boards were not in favor of this proposal as it was premature,

that it would cost \$100 million to move the ships and that all of the ships would need to be reconditioned prior to any move.

Paul Machado noted that at this point the Board was only considering eligibility and as a result he was moving that this project qualifies in the Historic Preservation category. That motion was seconded by John Brandt.

Result: Unanimously approved.

**North Park Existing Conditions Study:**

Kris Bartley, President of the North End Neighborhood Association was the presenter for this application. He indicated that the park has undergone many changes. These changes do not conform to the original Olmstead design. The study would include identifying the historical plantings, develop a maintenance guide and identify hazardous areas particularly because of its hillside location.

James Sousa moved that this project qualifies in the Historic Preservation category. John Brandt seconded this motion.

Result: Unanimously approved.

**Elks Lodge, Bank St.:**

The owner of the property, David Hebert, and preservation architect, Richard Ventrone, were the presenters for this application. Mr. Ventrone indicated that many of the windows had been replaced with inappropriate replacement windows but that the storefronts were intact. Mr. Hebert indicated that an application to the National Register of Historic Places is in process. He indicated that he has owned the property for eight years.

Mr. Ventrone noted that the elk heads were still owned by the Elks Club and could allow for copies to be made in an appropriate material. He indicated that restoration of this building would be an anchor for the Purchase Street streetscape project. Antone Dias noted that this might encourage other property owners in the area to do the same.

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

Result: Unanimously approved.

**Lafayette-Durfee House:**

David Jennings, President of the Lafayette-Durfee Society and preservation architect, Richard Ventrone, were the presenters for this application. Mr. Jennings indicated that the applicant has been a 501 C(3) organization since 1974. The work from the prior award covered projects that were necessary but not visible, i.e. the French drain. This award would focus on more visible repair aspects, this would include a new roof and façade. Mr. Ventrone indicated that wooden roof shingles meet the building code.

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

Result: Unanimously approved.

**Vietnam Veteran's South Watuppa Park:**

No presenter appeared in support of this project. Paul Machado noted that the notices sent to the applicants indicate that the Board would consider an application even if no one appeared.

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

Result: Unanimously approved.

**Community Housing Grant:**

Antone Dias, President of the Historic Commission was the presenter for this application. He described the process which would require Community Development Agency qualification. James Souza noted that a similar program exists in Cambridge. Mr. Dias noted that each project would require an Historic Preservation restriction.

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

Result: Unanimously approved.

**Historic Preservation Grant:**

Antone Dias, President of the Historic Commission was the presenter for this application. He described this similar proposal which would allow applicants to receive awards on an ongoing basis.

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

Result: Unanimously approved.

**Sanborn Maps:**

Antone Dias, President of the Historic Commission was the presenter for this application. He indicated that this application is to digitize the Sanborn Insurance maps. James Souza asked if there was support from the City for this project.

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

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 John Brandt, seconded by Antone Dias and unanimously approved to adjourn at 7:50 PM.

By: Paul J. Machado

Clerk

Community Preservation Committee

October 16, 2016