

COMMUNITY PRESERVATION COMMITTEE MEETING  
MINUTES: March 28, 2018  
Government Center Atrium

**1. OPEN MEETING LAW**

Chairman, Ken Pacheco read the Open Meeting Law Advisement.

**2. CALL TO ORDER/ROLL CALL**

Ken Pacheco, Chair, James Souza/Vice-Chair, Antone Dias, John Brandt, Kristen Cantara Oliviera, Charles Moniz, present

**MEMBERS ABSENT:**

John Francoeur, Clerk

**3. ACCEPTANCE OF PRIOR MEETING MINUTES DATED:**

**A. March 15, 2018**

A motion was made by Kristen Cantara Oliveira. The Motion was seconded by John Brandt. Result: The motion passed unanimously.

**4. FUNDING HEARINGS:**

***1. Cultural Council Roof***

The project was presented by Liberal Silvia and Architect George Figorino.

Tony Dias gave a full disclosure that he has worked with George in the past.

Architect George informed the committee of his work to date has been pro-bono and proceeded to let the committee know that included in the work was a field investigation and he has the full report that he will submit for the record.

Mr. Silvia addressed the group and gave a history from the date he purchased the building and money he has put into it which totaled approximately \$500,000.00 not including the purchase. He said he is doing his best to address the issues of the building. He also informed the committee of all the dignitaries that have visited the facility and all the in-kind services they have offered the community organizations.

There were comments and questions from committee members as to the number of bids submitted and what work, if any, has been done by Mr. Silvia.

Mr. Pacheco, Chair has visited the site and informed the committee that the roof has had patch after patch, in some areas very spongy, lots of cuts due to equipment. This roof has seen many repairs.

Mr. Dias indicated he would visit this Saturday, March 31, 2018.

Questions came up regarding: Equipment change out, ADA compliance for entrances, Secretary of Interior Standards, Time line for the start of the project, concerns and/or issues with Capeway estimate.

***2. Anawan No. 6***

The project was presented by Michael LePage and architect Robert Lynch of Ventrone Architecture

Mr. Dias requested an update on the re-pointing work

Before updating the committee, Mr. Lynch acknowledged some of the volunteers in the audience that have been doing volunteer work.

Mr. LePage referred committee to page two of the project including retainage.

Mr. Dias referred to widows. Mr. Lynch updated on widows and indicated they are restored windows and will follow Sec of Interior Standards.

Nothing volunteers can't handle. They have been doing lots of cosmetic work as well as the Sheriff's Dept.

Mr. Dias - Need elevator and ADA bathrooms.

Mr. LePage said they will not be serving food and will be under a certain # of people  
A question was asked if is it required only if serving food?

Mr. LePage said they are looking at possible areas

Mr. Dias indicated that they have crossed 100K threshold for ADA entrance

Mr. Lynch referred to page 1 of 2 from 1/31 - Read information

Mr. Dias referred to back door

Mr. Lynch - Back door has 1 step that will be addressed, there will be weigh finding and will address lighting and emergency lighting for people to safely exit.

The committee wanted to know if this was funded this year would the building be open to the public.

Mr. LePage - should be able to open next year. Community Development did not fund two years. If they gave funding, this would have been covered.

Mr. LePage talked about how the museum has been very proactive on funding.

State budget looks very promising - (50K)

There was much discussing on funding and Mr. LePage informed committee of the list that applications have been applied for and what grants they will be applying for along with award dates.

Mr. LePage and Mr. Lynch gave the committee detailed descriptions of the work that has been done to date with CPC funding in addition to all the volunteer hours, work, donations.

Also concern came up regarding: public being able to go into the museum, hours of operation, areas for rest rooms, other funding, ADA compliance.

Mr. LePage informed the committee on the in-kind from the community, volunteers and what the museum has given back to the community and relationship with Morton Middle School

Mr. Soule has a question regarding the city having insurance to cover cost of roof and

Mr. Pacheco informed of the high deductible before work could even start.

### ***3. Former Elks Lodge - 200 Bank Street***

The project was presented by Mr. David Hebert.

Two distinct jobs.

After the last go-around Mr. Hebert informed the committee that he has taken matters into his own hands. Get job done.

Hired an architect out of Warren, RI Scot's Historic Advisors also worked with Stock Old plan last 5 windows did trim and other windows for 20K

No one on the committee is familiar with this architect

Went with them because of the storefront. Lots of steel frames

1 restore window

Mr. Dias wants to be cl

5 upper arch windows on east side did another window and trim on same side 100% complete

The committee would like to see a letter from new architect that the last award has been certified by the Secretary of Interiors standards. The past architect has the letter. Will get a copy to the committee.

A question came up about the start date of May 15<sup>th</sup> and Mr. Dias informed Mr. Hebert that the funding will not be available by that date due to the process.

Concerns came up regarding ADA compliance for the entrance and if they will meet Secretary of Interiors standards.

Albert Rex said no regarding entrances and ADA compliance.

Doing Bank & Purchase Street.

Also, a concern came up regarding the building being listed for sale in one of the realtor websites.

Mr. Hebert informed the group that the building is not for sale.

Mr. Dias asked if Mr. Hebert plans to keep this building and Mr. Hebert replied absolutely.

Comments from the committee were also brought up about the amount of work done inside the building vs. outside. They would have liked to see what has been invested in the building in the application. The application does not include what has been invested in the building and would have liked to see it in this application.

Mr. Hebert said he can provide the committee with what's been invested.

There are estimates in the application

Budget Summary doesn't add up. Mr. Hebert indicated that he probably rounded up his numbers rather than actuals. Committee referred to Item # 6.

Lots of discussion regarding past, current and future work on this building.

Committee would like a letter from new architect working with him on project

Last year's application has real nice elevation. This project is just simple shop drawing. Doesn't show any character. Looking to make sure these are being resorted and not just replaced.

This project would include: Purchase Street 1<sup>st</sup> Floor - Large 3<sup>rd</sup> Floor West - 9 North Side Double Hung. A lot of stuff

This would just leave the 2<sup>nd</sup> floor.

#### ***4. City of Fall River - Boat Ramp***

The project was presented by Mr. Chris Gallagher, City of Fall River, Facilities Maintenance

Question was asked from committee member Mr. Dias if this is something the Harbor Master asked Mr. Gallagher to apply for? Yes, replied Mr. Gallagher.

The project will be for an additional boat ramp, not a new ramp near Commonwealth Landing, add docks. It will establish another side that will allow emergency staff another place to tie up

The estimate was a collaboration of Harbor mast myself (called a couple of companies)

Not something we would hire an architect for.

The process city put RFP for civil engineer. Yes

Are you comfortable with estimate? Yes

Mr. Sousa -We're not comfortable. Would have liked to see the grants for the additional funding.

Mr. Pacheco asked if Mr. Gallagher would accept grant from this committee if he didn't have enough money? Mr. Gallagher responded, "I guess yes".

Have additional funding from State - Taunton River Marine Fisheries, (not sure on agency name)

Biggest cost will be docks themselves.

Mr. Dias asked if PCB's will be released. Mr. Gallagher said it is part of what the piling company will do.

Mr. Dias feels the numbers seem low for this project.

Had questions on the budget and where some of the costs come from.

Mr. Pacheco talked on the issue of who pays for what and that the city has skin in the game.

The community compact does allow the city to have "skin in the game"

Mr. Dias would feel better to put an FRP out for design professional to feel more comfortable with numbers and what it looks like.

There was a lot of discussion back and forth on design, funding, build, etc.

Ken Pacheco feels should come for 200K-300K for all project to fund architect. This will allow to come back for each project without having to hire an architect for each project.

However, would not support that due to change in administrations and different directions.

##### ***5. City of Fall River - Central Fire Station Roof***

The project was presented by Mr. Chris Gallagher, City of Fall River, Facilities Maintenance

Already have a study for this building. The committee would have liked to see the study as part of this application.

Mr. Pacheco asked if he could send it to the committee electronically. See if Soccio(?spelling) will send it.

This is backed up by documentation.

Mr. Dias asked if the city is prepared to close this building as the roof is replaced. Mr. Gallagher can't see why it would have to close.

There was conversation about the closing of the building.

Mr. Dias feels the 200K estimate seems like a low estimate and concerns came up with the skylights needing repairs which will bring on other concerns and expenses.

Has major concerns with parapet.

This seems to be a bigger project where dialog went back and forth with concerns relating to the roof. This seems like a multi-year project.

Would like the pictures in color so the images are clearer.

Feels this roof project is a 500K - 1mil project.

##### ***6. City of Fall River - Park Wires***

The project was presented by Mr. Chris Gallagher, City of Fall River, Facilities Maintenance

This project would include Ruggles Park, North Park, Maplewood Park, Kennedy Park  
Would like to see what parks this project includes.

Maplewood would not qualify because of historic preservation.

This would fall under outdoor recreation.

Mr. Dias feels Ruggles, North and Kenney would qualify.

To bring parks back to aesthetics also PARCC Grant requires no overhead wires.

These grants all hinges on no overhead wires in parks.

Conversation on safety and aesthetics of parks. Also, fixtures came up with gas light look and no floodlights.

OK with other parks but when it comes to the Olmsted Parks this would not meet historic guidelines.

The city ordinance came up related to the time the parks are closed.

We don't have enough man power to enforce

Mr. Brandt stated it seems we need to do this in phases.

Mr. Dias said this needs to go to the MA Historic Commission then FR Historic Commission.

Mr. Souza would have liked to see more information in the application that would better inform him.

Ms. Cantara Oliviera would have liked to see a letter from the Park Board for a letter of support. Would also have liked to see this go before the FR Historic Commission  
Question came up regarding the estimate.

#### ***7. City of Fall River - Park Building (upper Kennedy Park)***

The project was presented by Mr. Chris Gallagher, City of Fall River, Facilities Maintenance

Mr. Dias referred to the actual drawing and gave a brief history of the building and feels this project really needs an architect to put together a recommendation for repairs  
Anticipate an architect doing that.

Mr. Sousa asked if an architect would be the 12K amount under architect fee?

Mr. Dias indicated won't be able to do anything until MA Historic Commission looks at it as well as Fall River Historic Commission.

Recommendation to Mr. Gallaher would be to get a letter from MA Historic Commission for a letter of support.

Kristen would like a letter of support from FR Historic Commission.

There was conversation regarding the fence on the roof (widow's walk)

Would like to re-do the entire building.

General conversation continued.

#### ***8. City of Fall River - Granite Wall/Lower Kennedy Park***

The project was presented by Mr. Chris Gallagher, City of Fall River, Facilities Maintenance

Mr. Dias has a question of a footing was going to be poured. Are we looking at historic photo's?

Mr. Gallagher indicated that it seems like the walls have been done several times. Looks like several layers. Mr. Gallagher said he would place dead man blocks while repairing. Mr. Gallagher would be looking for guidance from MA Historic Commission, so it can come back to the original state.

Would like to put some drainage behind it.

Mr. Dias was concerned with the cost of the project. Referred to the Cook Pond project. Another case that MA Historic Commission needs to look at this.

Mr. Moniz made mention of how dangerous it is

Mr. Souza referred to budget and mentioned CDA grants, funding in general budget?

Mr. Gallaher is looking at what he can put in his general budget. FY19. Also looking at CDA and talking with grant writer for state grants.

Mr. Soule (audience) made general comments:

- Agree with Mr. Pacheco some city project need a way to by-pass that estimate process
- Historic parks really need feasibility studies first. Most MA Historic grants have to have survey done
- 3 different historic parks should almost be one
- Park projects should have feasibility study however stone wall could be an emergency project

Mr. Gallagher some parks do have studies and referred to North Park. Would love to go with what our plan is and what the park plans are.

Mr. Souza commented that the CPA was developed for preservation and enacted for historical way.

Mr. Souza-North Burial Ground. Mr. Gallagher asked for this project to be discussed at next meeting.

Mr. Souza would like to see 1<sup>st</sup> year projects done before funding any new projects.

Mr. Pacheco indicated that this will be placed on the next meeting's agenda with project updates in addition to an emergency request project, Citizens Input with the new Charter and the scheduled projects for funding hearings.

Not asking for votes on citizen input just need to put something together with the change of the charter

Mr. Dias - Comments for next meeting

North Burial Ground- Funded year 1 still nothing done

The CPC Committee has given over 2m to city of that still quite a bit has not been used. What is rational with order of projects to be done.

King Phillip Mill - City is doing something different with project. Corp Council still has not responded to a letter the committee sent, regarding the funding being returned.

When the committee finally funds projects, the money seems to go in black whole.

No certification project is done.

Only been on two interviews on city projects. Interviews with architects. Process needs to be videotaped so public knows.

Mr. Pacheco - Chris' responsibility is not to answer to this board, he is here as an applicant.

Ask that another letter be drafted with those concerns to send to administration.

Jim-1<sup>st</sup> year allocated \$ and why are other projects done and not others.

**ADJOURN:**

A motion to adjourn was made by Kristen Cantara and seconded by James Souza. The motion passes unanimously. Meeting ended at 8:30p.m.