



City of Salem Community Preservation Committee



Round 5

Report on Funding Recommendations for the Salem City Council

May 18, 2018

Community Preservation Act
FY18 Funding Round
(FY19 and Carried Over Funds)

**Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future wetlands, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

Overview

The Community Preservation Committee (CPC) submits the following project award recommendations for Community Preservation Act (CPA) funds:

- **Housing Resources**
 - **Lighthouse 34** **\$130,150.00**

- **Historic Resources**
 - **Salem Common Fence Restoration** **\$125,000.00**
 - **Salem Common Bandstand** **\$100,000.00**
 - **House of the Seven Gables Turner-Ingersoll Mansion Roof Replacement increase** **\$26,500.00**
 - **The Bridge at 211 Window Restoration** **\$ 42,647.97**

- **Open Space/Recreational Land**
 - **Ryan Brennan Memorial Skate Park Renovation Completion** **\$42,750.00**
 - **Gallows Hill Renovation Designer Services** **\$65,000.00**
 - **Olde Salem Greens Golf Cart Paths** **\$150,000.00**
 - **Memorial Park Irrigation** **\$54,000.00**

Included in this report is a spreadsheet breaking down the recommended source of CPA funds for each project, as well as a detailed overview of the seven projects recommended.

The total funds available for projects are \$736,047.97. This includes the FY19 estimated funds, as well as carried over, undesignated FY18 funds.

The CPC is recommending funding for projects totaling \$736,047.97. If awarded, the minimum of 10% minimum spending in the categories of Housing Resources, Historic Resources and Open Space/Recreation will be satisfied.

This will leave a balance available of \$0.00. However, please note that the available funding will increase in November, 2018 when late payments, unspent FY18 admin, surcharges received over the \$550,000 estimate, the increase in the State match from FY17 (\$17,918), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance. In addition, the 11.5% match for FY19 could increase, if additional CPA funds are approved by the State.

**RECOMMENDED CPA PROJECTS & FUNDING
BY CPA RESERVE ACCOUNT**

Project	AWARD RECOMMENDATION	FY18	Fund	FY19	FY19	FY19	FY19
		Housing Reserve	Balance	Housing Reserve	Historic Reserve	OS/Rec Reserve	Budgeted Reserve
		\$63,250.00	\$37,247.97	\$66,900.00	\$66,900.00	\$66,900.00	\$434,850.00
Community Housing							
NSCDC's Lighthouse 34	\$130,150.00	\$63,250.00		\$66,900.00			
Historic Resources							
Salem Common Fence Restoration	\$125,000.00		\$37,247.97		\$66,900.00		\$20,852.03
Salem Common Bandstand	\$100,000.00						\$100,000.00
Turner-Ingersoll Mansion Roof Replacement	\$26,500.00						\$26,500.00
The Bridge at 211 Window Restoration	\$42,647.97						\$42,647.97
Open Space & Recreation							
Ryan Brennan Memorial Skate Park Renovation	\$42,750.00					\$42,750.00	
Gallows Hill Renovation Designer Services	\$65,000.00					\$24,150.00	\$40,850.00
Olde Salem Greens Golf Cart Paths	\$150,000.00						\$150,000.00
Memorial Park Irrigation	\$54,000.00						\$54,000.00
	\$736,047.97	\$63,250.00	\$37,247.97	\$66,900.00	\$66,900.00	\$66,900.00	\$434,850.00
Remaining		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

APPLICANT: North Shore Community Development Coalition
PROJECT TITLE: Lighthouse 34
PROJECT LOCATION: 34 Peabody Street
CPA CATEGORY: Housing Resources: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$130,150.00
CPC RECOMMENDED SOURCE: \$63,250.00 – FY18 Housing Reserve
\$66,900.00 – FY19 Housing Reserve

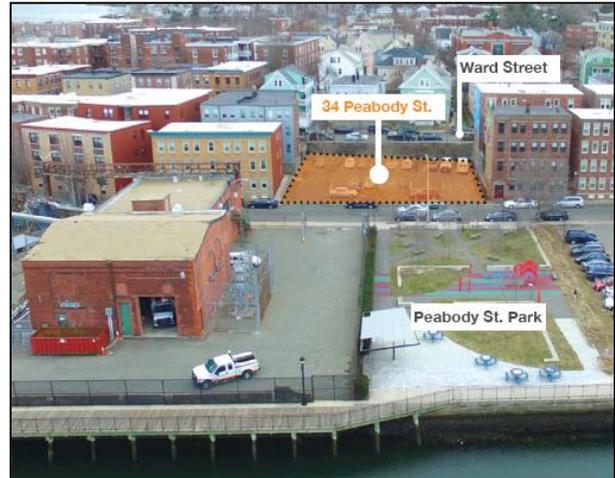
PROJECT DESCRIPTION:

North Shore Community Development Coalition (NSCDC) requested \$200,000 in CPA funds to create 21 units of affordable housing and 750sf of program space at 34 Peabody Street in a new 5 story building. Nineteen (19) parking spaces will be located at grade under the building itself.

The City of Salem, like many communities and cities around country, is facing a severe housing crisis. Home prices and rents have increased significantly over the last several years and the creation of affordable housing is critical. Over 48% of renters in Salem and 54% in the Point are considered “Cost Burdened,” meaning they pay over 30% of their income in rent. Salem’s need for quality, up-to-date, affordable housing units was clearly demonstrated when the NSCDC recently rehabbed 64 units in the Point Neighborhood to serve households earning 60% of the area median income (AMI) or below. Over 600 applications were received for the unit lottery in July, 2016 for only 24 available units.

To help address this issue, the Lighthouse 34 project will be 100% affordable at 60% of AMI, with 9 units set aside for Extremely Low Income (ELI) households. All of the ELI units will be 2BR and 3BR units. The project is consistent with several goals and needs identified in various City of Salem and Point Neighborhood plans completed over the last few years, including the “Salem Housing Needs and Demand Analysis” (2015) and the “Point Neighborhood Vision and Action Plan” (2013).

The building is designed to be extremely high performance. As it is located in within the current FEMA flood zones, first floor uses and materials have been carefully considered to ensure no residential uses at that level and high resiliency. Expected to pursue the Passive House Design Standard, the world’s most energy-efficient, these buildings will combine a super-insulated, air tight envelope with an intelligent ventilation system and passive solar strategies to substantially minimize heating and cooling loads by 80-90%, reducing overall energy demand by up to 50-60% and realizing extreme thermal stability. All materials will be chosen to emphasize healthy indoor air quality, as well as regional production, recycled content and durability. Together, this holistic design approach will provide buildings with not only dramatically reduced utility bills, operating costs and carbon footprints, but also far more durable, phenomenally comfortable and healthy to be in, and highly resilient.



The Applicant believes the proposed Project fulfills a number of important objectives in the community:

1. To fulfill an important need for affordable housing by developing a community for individuals and families, that maximizes the number of affordable units by balancing the financing resources and long term operational costs.
2. To develop a high quality, energy efficient and sustainable building that will provide a healthy and cost efficient environment for the residents.
3. To develop a building design that will work in scale and character with the neighborhood and one which will be an exemplary model for affordable housing.
4. To assure the City of long term management and continuity to sustain affordability during the affordability term through sponsorship by a committed non-profit development team that has a successful and proven track record of building and managing rental housing under complex federal and state funding programs.

FINANCIAL:

	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA (AMOUNT REQUESTED)	\$	\$	\$200,000	\$200,000
SOURCE 2:FEDERAL AND STATE LIHTC	\$1,675,163	\$64,305	\$3,376,614	\$5,116,082
SOURCE 3:STATE(DHCD) SUBSIDY (AHTF, CATNHP, CBH, HIF, HOME, HSF)	\$1,091,580	\$	\$738,010	\$1,829,590
SOURCE 4:CITY HOME	\$25,000	\$	\$	\$25,000
SOURCE 5:PERMANENT LOAN	\$	\$	\$1,278,000	\$1,278,000
TOTAL PROJECT COST	\$2,791,743	\$64,305	\$5,592,624	\$8,448,672

TIMELINE:

- Fall 2016 – 3 Community Meetings to present the project (DONE)
- Winter 2017 – Preliminary Design (DONE)
- Spring/Summer – Permitting (DONE)
- Summer 2018 – Design
- Fall 2018 – Pre Application to DHCD
- Spring 2019 – Full Funding Award Application to DHCD
- Fall 2019 - Funding Awards
- Spring/Summer 2020 – Construction Start Date
- Summer 2021 - Lease Up
- Fall/Winter 2021 – Permanent Closing

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with McCrea and Northcutt not present, to recommend funding this application at \$130,150. The CPC voted to recommend \$63,250 from FY18 Housing Reserve and \$66,900 from the FY19 Housing Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction (maximum 80% AMI) that has been approved by the MA Department of Housing and Community Development) be filed at the Registry of Deeds.

APPLICANT: City of Salem (DPCD)
PROJECT TITLE: Salem Common Fence Restoration Phase 4
PROJECT LOCATION: Washington Square
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$125,000
CPC RECOMMENDED SOURCE: \$37,247.97 – Fund Balance
 \$66,900.00 – FY19 Historic Reserve
 \$20,852.03 – FY19 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$150,000 in CPA funds to restore as many Salem Common fence sections and bollards as possible. The goal of Phase 4 is to replace significant runs where there are currently no fence sections and to restore as much of the fabric of the fence as possible.

Salem Common’s cast-iron fence not only defines and protects the Common, but its simple, graceful, uniform lines serve as a transition from the open green space on the Common to the blocks of Federalist and Greek Revival homes beyond. The Salem Common Fence is significant for the following reasons:

- Status as part of a National Register district: The 9.5 acre Salem Common itself is the heart of the Salem Common National Register District and the Washington Square Local Historic District.
- Important connection to the National Guard: Although the exact date is not known (approximated as Spring, 1637), the Salem Common was the site of the first muster of the East Regiment, Massachusetts Militia, which marked the beginning of the National Guard of the United States.
- Important location for Salem Civic Life: The Common has been central to the civic life of Salem for four centuries. Conceived of as public common land, the Common evolved into a landscaped park used for recreation and public events by the 1800s. Today, the City holds many cultural and civic events at the Common, including: Heritage Days, Haunted Happenings, wedding ceremonies, and Concerts on the Common.
- Rare civic example of cast-iron fencing: In the early 19th century, the Common was enclosed by a wooden fence with ornamental gateways. In 1850 a group of private citizens petitioned the City Council to sponsor the erection of an iron fence. On May 27, 1850, the City Council voted to appropriate \$7,000 for the erection of the ornate cast iron fence which currently graces the Common.



Vandalism, acid rain, animal waste, accidental damage, and inappropriate repairs have placed the fence at such risk that Historic Salem Inc. designated the Common Fence as one of Salem’s Most Endangered Historic Resources. In 2012, CBI Consulting created an Existing Conditions Study and Preservation Plan for the Common Fence. During their examination, CBI found that at least fourteen sections of the fence were missing. There is damage throughout and historically inappropriate fixes that need to be repaired. The integrity of the fence is increasingly threatened and its rapidly deteriorating condition invites vandalism and further destruction.

Due to an estimated restoration cost of more than \$1.2 million, and limited funding, it is necessary that the project be completed in phases. Approximately 25% of the fence work has been completed to date. It is important that the phases are undertaken close together in order to preserve the fence before additional deterioration and damage occurs. This is of particular importance because, due to the nature of cast-iron repairs, it is not always possible to preserve broken and damaged pieces of the fence. Broken pickets, for example, need to be re-cast, which preserves the visual effect of the fence but not the original fabric. For new materials, the City has been working with a specialized foundry to use the molds of the original design of the fence and cast in a new mixed metal material that is not as brittle as cast iron and several layers of paint to protect the metal material.

FINANCIAL:

The City hopes to combine funding sources in order to maximize funding available for construction.

	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA (CPC RECOMMENDATION)	\$125,000	\$125,000
SOURCE 2: CITY CIP FUNDS (FY18 COMMITTED)	\$150,000	\$150,000
SOURCE 3: CITY CIP FUNDS (FY19 REQUESTED)	\$150,000	\$150,000
TOTAL PROJECT COST	\$425,000	\$425,000

TIMELINE:

May 1, 2018
Procure architectural consultant

July 1, 2018
Finalize bid drawings and specifications

September 30, 2018
Procure contractor

November 1, 2018
Construction begins

June 30, 2019
Construction completed

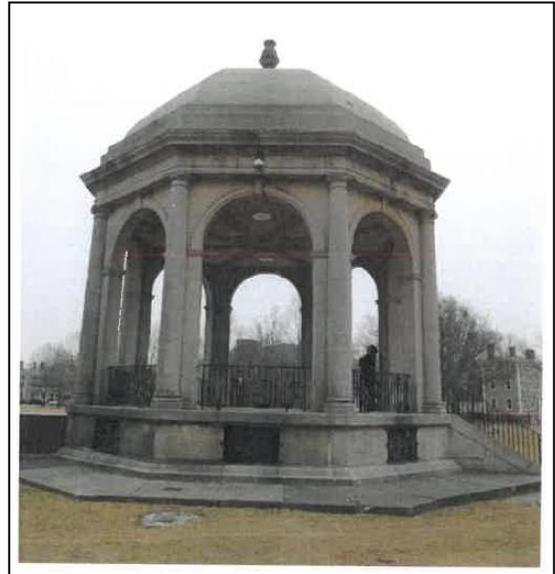
CPC RECOMMENDATION:

The Community Preservation Committee voted 5 in favor and 2 opposed, with Moriarty and Cornacchio in opposition, and with McCrea and Northcutt not present, to recommend funding this application at \$125,000. The CPC voted to recommend \$37,247.97 from the Fund Balance, \$66,900 from FY19 Historic Reserve and \$20,852.03 from the FY19 Budgeted Reserve.

APPLICANT: City of Salem (DPCD)
PROJECT TITLE: Salem Common Bandstand Restoration Phase 1
PROJECT LOCATION: Washington Square
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$100,000
CPC RECOMMENDED SOURCE: \$100,000 – FY19 Budgeted Reserve
PROJECT DESCRIPTION:

The City of Salem requested \$100,000 in CPA funds for Phase 1 restoration of the Salem Common Bandstand.

The eight-sided bandstand is at the center of Salem Common and was constructed in 1926 in commemoration of the city's Tercentennial. Philip Horton Smith designed this finely proportioned octagonal bandstand in Colonial Revival style. The domed and temple-like structure features a roof capped by a pineapple, and arches flanked by engaged Roman Doric columns. In 1976, the bandstand was dedicated to longtime Salem Band director, Jean Missud of the Salem Cadet Band fame. It is one of the most visible structures in the City, and is used for many community events.



The City recently hired Structures North to conduct an existing conditions analysis of the Common Bandstand. Overall, the structure is in fair condition, however, there are several upgrades that are needed in the next 5 years. Phase 1 work involves electrical upgrades, a new secure and historically sensitive entrance/egress to the basement, new windows, and potentially a new apron. This phase will also include design funds for future phases which would include the masonry repairs. The restoration of the bandstand will take several years, and the goal is to have it completely refurbished by the City's 400-year celebration and its 100th anniversary.

While no life safety and/or structural stability issues have been identified at the Bandstand, the structure has been vandalized and has been used for illicit activities in the recent past. Other than some restoration work that was done in the mid-1980s and 1990s, the Bandstand has not had significant updates since it was constructed in 1926. The current basement enclosure is a temporary measure to address recent vandalism to the structure that included irreparable damage to the basement door. This project will include a new basement entrance enclosure that will be attractive, historically appropriate, yet functional and secure. Currently, there are no windows and the window openings are covered only by plywood, which is allowing water to infiltrate the basement, degrading the sub-structure. This project will include the installation of new windows that will closely replicate the design of the original windows as shown in historic photographs. In addition, existing modern window grates will be removed to prevent ongoing metal corrosion to the concrete structure and concrete window sills will be repaired. Electrical upgrades will also be completed during this phase, as the existing system does not meet code. Improvements are necessary for safety, efficiency and to support additional power needs for events. In addition to a full system upgrade, exterior outlets, security cameras and lighting will be replaced with less visible and more modern systems. The City will explore the option of making the apron accessible, thus providing more access to persons with different abilities. The upgrades to the Bandstand (in particular the electrical) will also allow it to support more functions that generate revenue.

FINANCIAL:

	STUDY	SOFT COSTS*	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA	\$	\$	\$100,000	\$100,000
SOURCE 2: CIP		\$25,000	\$75,000	\$100,000
SOURCE 3:SHORT TERM CIP (APPROVED)	\$25,000	\$	\$	\$25,000
TOTAL PROJECT COST	\$	\$	\$	\$225,000

TIMELINE:

Estimated Timeline for Common Bandstand

Design/Bid	Phase 1
Final Design	May-June 2018
Bid	11-Jul-18
Bids Received	25-Jul-18
Contract	8/15/2018
Design Phase 2	July 2018-December 2018
Grants Phase 2	3/1/2019
Construction	
Permits/Demo - Apron	9/1/2017
Site Prep/Material Order	9/15/2017
Equipment Order/Mobilzie	Sept-October 2018
Construction Apron	Sep-18
Construction Electrical/Windows	November 2018 - January 2019
Final fix windows	Mar-19
Substantial Completion	May-19

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 1 opposed, with Moriarty in opposition, and with McCrea and Northcutt not present, to recommend funding this application at \$100,000. The CPC voted to recommend \$100,000 from the FY19 Budgeted Reserve.

APPLICANT:	House of the Seven Gables
PROJECT TITLE:	Turner-Ingersoll Mansion Roof Replacement
PROJECT LOCATION:	54 Turner Street
CPA CATEGORY:	Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$26,500
CPC RECOMMENDED SOURCE:	\$26,500 - FY19 Budgeted Reserve
PROJECT DESCRIPTION:	

The House of the Seven Gables (Gables) submitted a request for \$26,500 in additional CPA funds to undertake the replacement of the roof of the Turner-Ingersoll Mansion, popularly known as The House of the Seven Gables. During the last CPA funding round, the Gables was awarded \$42,500 – 50% of the cost - which was based on an estimate of \$85,000 in February, 2017, with the intent that the funds were to be matched by a grant from the Massachusetts Preservation Projects Fund (MPPF). Formal bids were received in October,



2017 with the lowest bid coming in at \$138,000, prompting a request for additional CPA funds of \$26,500 (for a total of \$69,000). The MPPF grant request will also be amended to total \$69,000. The goal is to seal the mansion’s envelope in order to protect and preserve the structure and the historically significant collections and items on display inside of it. The replacement of the Turner-Ingersoll Mansion’s roof will comply with the Secretary of the Interior’s standards.

The Turner-Ingersoll Mansion is located on the highly visible campus of The House of the Seven Gables Settlement Association and is also viewable from Salem Harbor. The Turner-Ingersoll Mansion’s roof was last replaced in 2005. Unfortunately the “tumbled” steel nails that were used are deteriorating due to a chemical reaction with the fire resistance treated underlayment. This deterioration has caused roof shingles to slip out of place. According to a National Park Service Preservation Brief by architectural historian Sarah M. Sweetser entitled *Roofing for Historic Buildings*, “A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure.” Because the shingles are falling off of the current roof at an increasingly alarming rate, the roofing project is of an urgent nature. The current condition of the Turner-Ingersoll Mansion’s roof jeopardizes the integrity of the building, as well as the valuable artifacts inside. The Turner-Ingersoll Mansion is currently at risk for irreparable loss due to the poor condition of the roof.

The Turner-Ingersoll Mansion is the cornerstone of the Gables’ historic campus, and is listed on the State Register of Historic Places. A structure built by a Salem sea merchant in 1668, the mansion is an example of First Period architecture. In 1908, philanthropist and early historic preservationist Caroline Emmerton rescued the mansion and restored it in collaboration with architect Joseph Everett Chandler. Capitalizing on its famous connection to Nathaniel Hawthorne (who used it as the inspiration and setting for his 1851 novel, *The House of the Seven Gables*), she opened it to the public as a museum in 1910, to attract paying visitors and use ticket sales specifically to serve the community by funding social services for Salem’s newly arrived immigrants. This “Settlement work” included English language and home economics classes, as well as training in a variety of skills to help immigrants “settle” into their new country.

Over several decades, Emmerton and the Trustees of The Gables acquired and moved other at-risk historic buildings to the campus in order to preserve them and to create an authentic colonial atmosphere for visitors. The House of the Seven Gables Settlement Association is a 501(c)(3) public charity that now owns, operates, and preserves the campus properties. In addition to the Turner-Ingersoll Mansion, The House of the Seven Gables Settlement Association owns and cares for six other historic buildings, including the Birthplace of Nathaniel Hawthorne (c. 1750), the Retire Beckett House (1655), and the Hooper-Hathaway House (1682).

In 2007, the campus was designated a National Historic Landmark District by the U.S. Department of the Interior for interpreting the heritage and history of the United States, and the 349-year-old mansion is a contributing building to that designation. To this day, The House of the Seven Gables Settlement Association remains dedicated to honoring our founder's legacy through its mission to preserve our National Historic Landmark District and leverage its power as an icon of American culture to engage diverse audiences and provide educational opportunities for our local immigrant community, at-risk children and adults. Although nonresidents are charged admission for the daily guided house tour, earned income does not cover operational expenses. Relied upon is the generosity of donors and grant makers to help fulfill the mission and continue our programming, which includes various programs offered free of charge. The Gables also partners with other community organizations whose missions align with ours in serving the immigrant community or other at-risk children, including Express Yourself, LEAP for Education, Salem State University & Salem Public Schools.

The Turner-Ingersoll Mansion is classified by architectural historian Abbott Lowell Cummings as "the most ambitious surviving seventeenth-century framed house in New England," the mansion's relevance to the architectural, economic, literary, and social history of our city and our nation make it one of Salem's main draws for many tourists. Entrance to The Gables' grounds, museum admission and guided tours are free for Salem residents. Enhancing the visitor experience by maintaining the historic structures and collections will translate into significant benefits to the local economy as tourists visiting The Gables typically patronize other attractions, shops, and restaurants in the area.

FINANCIAL:

The House of the Seven Gables is requesting \$26,500 in additional CPA funds, to be combined with the \$42,500 previously awarded to this project. This represents 50% of the total roof replacement cost of \$138,000, based on formal bids received in October, 2017.

Critical preservation work is needed on all of the Landmark campus structures. Because preservation needs are constant, The Gables continually seeks funding from foundations and individual donors. The organization is submitting a MPPF application for half of the cost of the roof replacement project. If additional funding is not obtained, The Gables is committed to matching funds from the CPA with contributions it receives from its annual appeal and from cash reserves. The Gables will also seek donations from individual donors. Any funds The Gables uses for this project will be diverted from critical preservation projects they hope to complete in other historic buildings on the campus that were identified in its 2012 campus plan. Alternatively, the Gables will be required to withdraw funds from our endowment. As The Gables endowment is modest, such a withdrawal will negatively impact the long-term sustainability of the organization.

CPC RECOMMENDATION:

The Community Preservation Committee voted 5 in favor and 2 opposed, with Moriarty and Cornacchio in opposition, and with McCrea and Northcutt not present, to recommend funding this request at \$26,500. The CPC voted to recommend \$26,500 in additional funding from the FY19 Budgeted Reserve. The House of the Seven Gables already has a Preservation Restriction in place for the site.

APPLICANT: 211 Bridge St. Corp. d/b/a/ the Bridge at 211
PROJECT TITLE: Window Restoration
PROJECT LOCATION: 211 Bridge Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$42,647.97
CPC RECOMMENDED SOURCE: \$42,647.97 - FY19 Budgeted Reserve
PROJECT DESCRIPTION:

The Bridge at 211 (The Bridge) submitted a request for \$121,277.50 for full restoration of 26 windows on the mid- and lower levels in the 1889 Bolles Wing, named for Rev. Dr. Edwin C. Bolles. 211 Bridge Street is located in the downtown, situated on an important entrance corridor in the former First Universalist Society of Salem. The church was officially founded in 1805 and the cornerstone to the Meetinghouse portion of the building (which was designed and built by William Perley Putnam, who also built the Custom House) was laid in 1808. Funds to purchase the land and erect the building were raised by Salem entrepreneurs and captains of industry of the time. The building is a fine example of classic Federal architecture.



In 2015, First Universalist merged with the First Parish Unitarian Universalist Church in Beverly, due to shrinking membership and financial infeasibility of remaining at the 211 Bridge Street building. The congregation decided to transform and repurpose the building to serve the greater Salem community as a new nonprofit organization. 211 Bridge Street Corporation, d/b/a The Bridge at 211 was formed in July, 2015 and received its 501(c)(3) non-profit status shortly thereafter. This opened the door to expand the church’s tradition of promoting social justice and cultural enrichment as a hub for arts and performing arts in its unique performance spaces while continuing to honor the building’s place in Salem’s rich historic community. In December, 2016, The Bridge took formal title to the building, the first time the building’s ownership had been transferred in nearly 200 years. The Bridge now serves as a venue for artistic, cultural, and social justice groups. It has been home to the Neverland Theatre Company for the last two years and has partnered with the Salem Arts Association who has located their gallery in the building. The Salem Academy Charter School has held theatre performances in the space; The Bridge has hosted the Salem Awards Foundation’s annual Salem Award presentation; and has become the home for SalemRecycle’s Repair Café; the Salem Scottish Dancers; the Salem Food Pantry; and three anonymous support groups. The building has also been a venue for the Massachusetts Poetry Festival for several years. For the third year in a row, The Bridge and the Salem Common Neighborhood Association co-hosted a community Christmas Concert and The Bridge was recently chosen as Tour Headquarters for Historic Salem Inc.’s “Christmas in Salem” House Tour event. Consistent with the City’s Preservation Plan Update (pp.4, “Integrating the Arts and Historic Preservation), it is The Bridge’s aim to continue to partner with various art and community groups while developing its own programming for the community.

The Bridge believes it is critical to preserve and appropriately upgrade the building in order to continue and expand our relationship with Salem’s arts and performing arts community. To this end, The Bridge contracted the services of Robert D. Farley, AIA to evaluate all the windows in the building. Mr. Farley deemed those in most critical need to be the 26 windows in the mid- and lower level of the 1889 Bolles Wing and including two (2) windows on the upper West elevation. The Bridge and Mr. Farley have consulted with Alison Hardy of Window Woman of New England who

recommends full restoration of these windows as “many of the sash have weak joints at the meeting rail, several have dropped bottom rails, and if these don’t get repaired correctly, the windows won’t last much longer.” They are functionally inoperable and the current deterioration is allowing water to penetrate behind the frames. This condition will worsen over time and will eventually lead to damage to the windows which would make them difficult to restore. Thus, delay in addressing these windows will lead to an increased scope of work and additional costs. This project is needed to protect and preserve the building’s climate and security while also protecting the structure from further weather damage; all with the goal of providing energy efficiency and proper ventilation for the building’s users while maintaining the building’s historical integrity.

Due to the condition of these windows, this Phase was deemed critical to address first, but it is the intention to address all the remaining windows in the building in future phases. This restoration work would include the remaining windows in the Bolles Wing and the restoration of a stained glass window in the Bolles foyer. All the windows in the 1808 Meetinghouse building will also need restoration in order to provide energy efficiency, proper ventilation, and security. It is also a goal to replace the balustrade and urns on the building’s tower which were original to the building but were removed for safety reasons in the mid-1990’s. The architectural elements of the balustrade and urns are still stored in the building’s basement for use as a pattern for replacement. The Board believes that replacement of this architectural piece will enhance the City’s unique skyline and further cement this important building as a destination and landmark within the City’s downtown.

The Bridge has received letters of support from a wide range of historical, artistic, theater arts, and community groups for this application, including the Salem Arts Association, Neverland Theatre Company, the Salem Public Art Commission, the Salem Historical Commission, the Salem Redevelopment Authority, and State Senator Joan Lovely.

FINANCIAL:

The initial estimate based upon consultation with Robert D. Farley, AIA and Window Woman of New England was \$100,000 in construction and \$21,277.50 in soft costs. A revised budget was submitted bringing down the costs to \$73,700 for construction and \$10,677.50 in soft costs, by removing restoration of 6 basement sash windows, removing exterior head and jamb trim replacement (including painting and caulking costs) and reduction of the contingency from 8% to 5%.

TIMELINE

Window Woman is prepared to perform the restoration work over a four to six week period.

CPC RECOMMENDATION:

The Community Preservation Committee voted 4 in favor and 3 opposed, with McCrea abstaining and with Moriarty not present, to recommend funding this application at \$42,647.97 from FY19 Budgeted Reserve.

The project is conditional that the applicant grants the city a preservation restriction (to be prepared by the City and approved by Massachusetts Historical Commission).

APPLICANT: City of Salem
PROJECT TITLE: Ryan Brennan Memorial Skate Park
PROJECT LOCATION: Gallows Hill Park
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$42,750
CPC RECOMMENDED SOURCE: \$42,750 - FY19 Open Space/Recreation Reserve
PROJECT DESCRIPTION:

The City of Salem requested \$131,250 in CPA funds to support the additional construction costs to upgrade the Ryan Brennan Memorial Skate Park, as well as to add a bowl to the design.

This park was originally built in 2001, through the efforts of an Eagle Scout, Tim Lunt, and through donations from the community and funding from the city. It was built in the memory of Ryan Brennan, a 15-year-old inline skater, boy scout, chess player, and Salem youth who was killed in the street while skating twenty years ago, this August.



Ryan Brennan Memorial Park is the only skate park in Salem, however, it's equipment is outdated and need of replacement. Studies have shown that these types of parks help to keep youth away from drugs and crime, have significant physical and mental benefits, and prevent damage to property that is not designed for skateboard use. One of the most important benefits is the safety, providing a place to practice skills safe from vehicular traffic. The risk to skaters is directly related to skateboarding and skating in roads.

In 2016, the Community Preservation Committee and City Council awarded the City a grant to study and design a new skate park to replace the existing one at Gallows Hill. The goal of the project was to design a multi-use facility that attracts a wide variety of uses and abilities. In 2017, the CPC/Council awarded \$75,000 for construction costs. The City conducted surveys and Geotech, and determined some drainage will be needed. The new request is for additional funding to support the original concept with updated costs and to add a bowl to the design.

This project is located within 0.5 miles of the Collins Middle School and Witchcraft Heights School and 1 mile from Salem High School and the Salem MBTA Station. The Boys and Girls Club runs out of Collins Middle School, and they have a skateboard clinic. The skate park is right next to a playground and near ballfields and soccer fields. Therefore, families going to games could also use this facility. Several apartment buildings and complexes are also near the site.

FINANCIAL:

The initial cost estimate did not include costs related to survey, Geotech, and drainage that will be needed. In addition, the design will include a bowl, however there is not enough funding for a bowl at this time. Requested was:

- \$42,750 in additional costs for the skate park as designed, and
- \$88,500 for the bowl and added drainage.

	STUDY	SOFT COSTS*	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA FY 18 <i>(total request)</i>	\$	\$	\$131,250	\$131,250
SOURCE 2: CIP	\$	\$25,800	\$99,200	\$125,000
SOURCE 3: DONATION – BRENNAN FAMILY	\$	\$	\$50,000	\$50,000
SOURCE 4: CPA FY16/17	\$4500	\$20,500	75,000	\$100,000
SOURCE 5: FUNDRAISING/GRANTS BENCHES/TREES	\$	\$4,000	\$	\$4,000
SOURCE 6:	\$	\$	\$	\$
TOTAL PROJECT COST	\$4500	\$50,300	\$355,450	\$410,250

TIMELINE:

Estimated Timeline for Brennan Skate Park

Design/Bid

Final Design	April-May 2018
Bid Bowl/walkways bid as alt.	15-May-18
Bids Received	30-May-18
Contract If funding, add alts.	7/1/2018

Construction

Mobilization Start	7/15/2018
Site Prep	8/1/2018
Construction	September-November 2018
Substantial Completion	Dec-18
Final Close Out	Jan-18

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with McCrea and Northcutt not present, to recommend funding this application at \$42,750 from FY19 Open Space/Recreation Reserve to complete the park as designed (excluding the bowl).

APPLICANT:	City of Salem
PROJECT TITLE:	Gallows Hill Park Renovation – Designer Services
PROJECT LOCATION:	Gallows Hill Park
CPA CATEGORY:	Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$65,000
CPC RECOMMENDED SOURCE:	\$24,150 - FY19 Open Space/Recreation Reserve \$40,850 - FY19 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$65,000 in CPA funds to undertake design services for trails, ballfield, accessible parking, lighting and other features of Gallows Hill Park. Conceptual plans have been developed in the Open Space Master Plan, and there is an ongoing analysis as part of the Palmer Cove project to assess the viability of the Gallows site for high school baseball. The park ballfields, parking, and trails need renovation and restoration, including upgrades for security, irrigation, and accessibility. Depending on the results of the Palmer Cove assessment, the exact components of each part will be designed appropriately. The scope of work will also include outreach to the community to determine areas of upgrades or improvements needed for other areas of the park, including Upper Gallows Hill and Mansell.



This project is located in Gallows Hill Park, which is located in southwest Salem. The entire park is 21.83 acres and Mansell (which is directly adjacent) is another 1.2 acres. This project is within 0.5 miles of the Collins Middle School and Witchcraft Heights School and 1 mile from Salem High School and Salem MBTA Station. It is near Bridge Street/Boston Street and Highland Avenue/Essex Street that are being studied for a major upgrade including separated bike lanes. These bikeways would provide connections between the MBTA, Collins/High School, and the park. This project would improve connections for much of Ward 4 and the High School (via the pedestrian bridge over Highland). This would also connect several apartment buildings and complexes are near the site.

The 2015 Open Space Master Plan found this park to have some of the poorest conditions. The skatepark is undergoing an upgrade as part of a separate project. Gallows Hill baseball and softball fields are in poor condition, and need an upgrade, including grading, new turf, irrigation, fencing, benches, and potentially lighting. Palmer Cove Park is currently under study, and a determination will be made about whether or not to move the ballfield from Palmer Cove. If the City determines that the high school baseball field should be relocated to Gallows, then that upgrade will include those necessary improvements. In addition, there are many trails throughout the site, and most of the trails are overgrown and/or eroded. This would not only put together a restoration plan, but also identify areas where accessible improvements could be made.

This project will also upgrade the parking and improve drainage, security and accessibility to support the upgraded park. Its interrelationship with other projects (bikeways, Brennan Skate Park, and Palmer Cove), make it an important part of overall park and recreational master planning in the City. The renovation of Palmer Cove is interdependent upon Gallows, if it is found to be the best location for high school baseball. In addition, the City will be applying for a Recreational Trails Grant that requires a match, and CPA funds would serve as the grant match.

FINANCIAL:

	STUDY	SOFT COSTS*	TOTAL
SOURCE 1: SALEM CPA	\$5000	\$60,000	\$65,000
SOURCE 2: RECREATIONAL TRAILS GRANT	\$	\$3800	\$3800
TOTAL PROJECT COST	\$5000	\$63,800	\$68,800

TIMELINE:

Funding for CPA Grant Application Approved	7/1/2018
Develop Scope of Work/RFP	9/1/2018
Receive Proposals	9/20/2018
Start Study	10/15/2018
Existing Conditions	Nov-18
Public Meeting	Nov-18
Draft Report	12/1/2018
Final	1/15/2019
Submit for CPA/CIP/Grant - Final	
Design/Construction	Mar-18
Construction	June-August 2019

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with McCrea and Northcutt not present, to recommend funding this application at \$65,000 with \$24,150 from FY19 Open Space/Recreation Reserve and \$40,850 from FY19 Budgeted Reserve.

APPLICANT: City of Salem
PROJECT TITLE: Olde Salem Greens Golf Cart Paths
PROJECT LOCATION: 75 Willson Street
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$150,000
CPC RECOMMENDED SOURCE: \$150,000 – FY19 Budgeted Reserve
PROJECT DESCRIPTION:

The City of Salem requested \$250,000 in CPA funds to enhance the Olde Salem Greens golf course experience by widening or moving the golf cart paths to improve conditions on the paths, fairway and greens.



Olde Salem Greens is both a historic site and recreational land bordering the Salem Woods. The original golf course was built for walkers. Photos show that carts were likely first used in 1959 and riven all over the course with no paths. Aerial photos from 1978 still show no cart paths and an aerial photo from 1991 shows the paths that are still in existence today – with minimal paths presumed to have been installed around 1980.

Our residents have golfed there for many generations and have enjoyed the passive recreational opportunity to golf at a reasonable price. Free group lessons are offered to Salem residents during the summer months. The course fairways and greens have been improved over the years and the City often receives compliments about the condition of the course. However, the Municipal golf course “Muni” is in desperate need of new cart path installations and existing cart paths need to be upgraded for both safety and enjoyment.

The golf carts and equipment are being damaged from use on rough terrain and the use of the carts after rain has resulted in turf damage. The City loses revenue whenever we cannot let golf carts out due to excessive rain/soil moisture. The lack of cart paths are also causing slow pace of play and complaints from golfers. New cart paths will attract more golfers using carts. This can increase revenue and will help to speed up pace of play.

FINANCIAL:

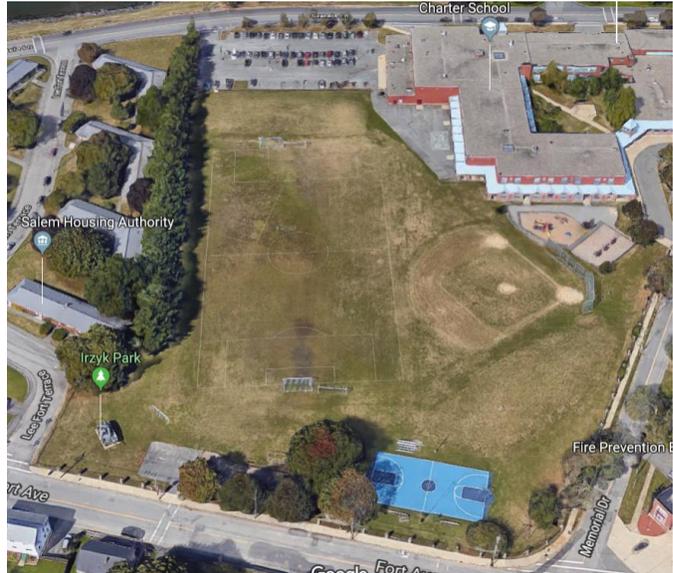
The total project is estimated at \$590,000 and will use a combination of CPA funds, CIP funds and/or bonding. CPA funds would be used only to create completely new paths where none exist and/or to connect to a path which currently exists.

CPC RECOMMENDATION:

The Community Preservation Committee voted 4 in favor and 3 opposed, with McCrea abstaining and with Moriarty not present, to recommend funding this application at \$150,000 from FY19 Budgeted Reserve.

APPLICANT: City of Salem
PROJECT TITLE: Memorial Park Irrigation System
PROJECT LOCATION: Memorial Park at Webb/Memorial Drive
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$54,000
CPC RECOMMENDED SOURCE: \$54,000 FY19 Budgeted Reserve
PROJECT DESCRIPTION:

The City of Salem requested \$54,000 in CPA funds to improve and upgrade the combo field at Memorial Park. The project is to install an updated sprinkler system to enhance the appearance and provide a better quality grass surface. The description of the proposed work includes:



1. Placing new water meter to measure the water flow to account for usage;
2. Updated water service line for removal of iron pipe;
3. Placing a new back flow device for cross connection regulation;
4. New irrigation lines as due to age and breakdown of glue causing leaks;
5. New controllers due to age;
6. New solenoids due to age; and
7. New water tap to increase size to supply line to meet new demand of added irrigation plus addition to baseball field.

This multi-use field is for both baseball and lacrosse utilized by the Bentley School, Salem Academy Charter School, community residents, and likely for Little League usage once the upgrades are completed.

FINANCIAL:

CIP money will be used to upgrade the field – grade, aerate and re-seed - after the new water system is installed.

CPC RECOMMENDATION:

The Community Preservation Committee voted 4 in favor and 3 opposed, with McCrea abstaining and with Moriarty not present, to recommend funding this application at \$54,000 from FY19 Budgeted Reserve.