



Community Preservation Committee

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Kevin Chaffee

Tuesday, August 7, 2018

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on August 7, 2018 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

1. Minutes

Springfield Community Preservation Committee
Tuesday, August 7, 2018 at 6:00 pm
Indian Orchard Neighborhood Council Office
117 Main Street, Indian Orchard

Present: Lamar Cook, Gloria DeFillipo, Robert McCarroll, Terry Mitchell, Steve Shultis, Ralph Slate. **Absent:** Juanita Martinez

Mr. McCarroll opened the meeting at 6:00 pm. A motion to approve the June 26 minutes was made and unanimously approved.

Mr. McCarroll reported that City Council approved a \$1,443,000 budget with 10% set aside each for Housing, Recreation/Open Space, and Historic, and 5% Administration.

Mr. McCarroll explained that each applicant would have approximately five minutes to address the committee. There would be a two minute warning so that the attendees could be aware that they would have to end their presentation. He added that the Committee may have questions.

Campanile: Melanie Colby and My-Ron Hatchett presented pictures that showed the need to repair the structure. Cracks are significant, and the steel skeleton is deteriorating. There are now bands on the corners to keeping pieces from falling. Mr. Hatchett mentioned that a feasibility study would take at least 20 weeks to complete. He also stated that this project would preserve an important part of Springfield's history and that Mayor Sarno has put monies aside for temporary repairs. Mr. McCarroll suggested that CPA could help with the study if it indeed led towards preservation of the historic resource.

Gunn Block Stabilization: Danielle McKahn of DevelopSpringfield said the goal is to renovate the building but that stabilization is immediately needed. A structural engineer, Stevenson Associates, has estimated the cost under \$300,000. Mr. McCarroll asked when actual

rehabilitation will take place. Ms. McKahn responded that historic tax credits will help finance the project. Mr. McCarroll asked her to send any revised figures before the end of August.

Innovation Center: Ms. McKahn said that DevelopSpringfield is rehabilitating 25,000 square feet of space and that exterior restoration is far above what was expected. The project must be completed in the tax year 2018.

30 Madison Avenue: Headstart requested window replacement. Some damage came from the tornado in 2011. Some windows will not stay open; all are single pane, and most are in poor condition. Trimline Series Windows had been called in and gave them a cost of \$120,000. Mr. McCarroll stated that Secretary of the Interior Standards call for rehabilitation of historic elements and replacement only when rehab is not possible. He suggested that Mr. Slate and Mr. Shultis examine the windows. He also asked for the revised quote before the end of August.

1340 Parker Street: Richard Greenberg, owner of King Oak Farmhouse, requested a protective wall in front of the property. Parker Street was expanded in the 1950's and the pavement is so close to the house that it could cause deterioration of the property by the salt spray. Mr. Slate asked if the wall was built could the property be seen from the road. Mr. Greenberg answered that it could not be seen.

Trustees of the Historic Preservation Fund: Mr. McCarroll and Mr. Slate recused themselves, so Mr. Shultis chaired. Shannon Walsh explained the fund had been established several years ago with \$700,000 from MGM and the MA Gaming Commission. The Trustees had already committed most of the funds to help five projects and was requesting \$100,000 to restore historic buildings in Springfield. These monies would help to repair one to four buildings. Ms. Walsh showed pictures of sample buildings in need to work.

Colony Hill Island: Thomas O'Neill requested the restoration of one of the ten islands in the area designed by the Olmsted Brothers. The neighborhood association has taken over their maintenance, wants to restore it according to the historic plans, and has applied under both Historic and Recreation/Open Space. Plans include plant material from the Olmsted archives and granite curbing to protect the space from traffic. He also noted that the bird house should not be included in his application as shown. Mr. Tully from the Park Department stated that there are original signs somewhere and hope to find a sample to use as an example. Mr. McCarroll questioned curbs for a space which had never been curbed and a brick walk where there was always a concrete one. Applying under historic, repairs must be completed as historically correct. Mr. McCarroll also said that any changes must be received by the end of August.

Old First Church: Patrick Sullivan spoke about the need to make Old First Church accessible. He stated that the meeting house was built in 1819 and utilized as a church until 2007 when the City purchased the building and its brick parish house. The accessibility project is estimated in the vicinity of \$755,000 and be completed within thirty months. Mr. McCarroll explained that should funds be granted for their project they would have to request money in stages due to the length of time these repairs will take to be completed. He stated that should they alter their application and be sure to send the completed application before the end of August.

The Committee voted to authorize payment of \$4,350 to the CPA Coalition.

Mr. McCarroll reviewed the draft job description of the part-time CPA Coordinator, which had been budgeted for \$31,000. He noted that part-time positions do not offer benefits. There was a discussion as to the hourly rate, and it was agreed that they would leave the hourly rate for Personnel to decide. Mr. Cook moved that “Bachelor’s or Associate’s degree with equivalent combination of education and work experience” be modified to “Bachelor’s or Associate’s degree.” It was unanimously voted and to send the draft to the Personnel Department for any suggestions or corrections to the document.

Next Meeting: Tuesday August 28, 2018 at 6 pm. Location to be determined.