



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Thursday, June 13, 2019

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on June 13, 2019 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

**Springfield Preservation Committee
June 13, 2019 at 6:00 pm
John Shea Facility, Forest Park
Sumner Avenue, Springfield**

Present: Gloria DeFillipo, Juanita Martinez, Bob McCarroll, Ralph Slate

Absent: Lamar Cook, David Finn, Terry Mitchell, Angela Robles, Terry Rodriguez

Mr. McCarroll explained to those present that they would have five minutes for their presentation, followed by questions from the CPC.

Forest Park Horticulture Center: Patrick Sullivan stated that they have put plans together for renovating the Horticulture Center in Forest Park and are looking for CPA money to leverage three million dollars that is earmarked by the state's Environmental Bond Package. This project will be supported by \$20,000 from the Walker Barney Trusts. Proposed improvements include renovation of Forest Park buildings for public use. The renovation of Walker Stadium, Forest Park Botanical Garden Conservatory, Merry Go Round and Horticulture Center are part of the development. Mr. Sullivan stated that Ms. Walsh would discuss the Camp Star Angelina Project which is a separate line item of a million dollars and the bond package is not part of this request. Ms. Walsh stated that the Camp Angelina Star Project started in 2010 to transform the universal design. So we have to date made the pool a zero entry pool so all abilities can enter and swim. We have also the Universal Design outdoor Amphitheater for every seat and every level. All seats are accessible to all people of various needs. The next phase of our plan is to have a year-round building to house therapeutic recreational programs and to also use that for events. The lodge at Camp Star Angelina will be rustic and have a park camp feel. This will allow us to have a year-round therapeutic program for adults with disabilities. The final piece is an accessible trail to Porter Lake that would start from the amphitheater and lodge area and bring everyone down an accessible path down to the Porter Lake overlook. That is our overall master plan for the camp. When working with children or adults with disabilities the Sensory Activity Center

will be very therapeutic. Mr. McCarroll asked Mr. Sullivan what he was asking for. Mr. Sullivan responded that he would get us the design for around the garage and the design for the Monkey House portion of the park and it would give us numbers 11, 12 and 4 and the Kennedy Memorial. It will also address the area where the Farmers Market is held and we would like it to be in the smaller lot. It would set the state if you will for phase two which is the Conservatory Greenhouse and the Walker Grandstand Renovation down the road. Ms. Martinez asked if 5, 6 and 7 is what you are talking about with CPA money? Mr. Sullivan then stated the CPA money yes it is for the area around 5, 6 and 7 that is currently under renovation with Putnam and West Springfield Vocational High Schools. Mr. McCarroll asked if Mr. Sullivan would be using CPA money for engineering, drawings to affect the landscaping around building 5, 6 and 7 and 4, 11 and 12. Is that correct? Mr. Sullivan responded that the whole area would be studied with the money. It would be the whole horticulture area. Ms. DeFillipo asked what would happen if we couldn't recommend \$250,000? Mr. Sullivan responded that he would have to knock on other doors. Ms. DeFillipo asked Mr. Sullivan what would you do if we gave you \$100,000? Mr. Sullivan replied that he would take it and leverage it from somewhere else. Mr. Slate asked if the bond that has been set aside has an expiration date? Mr. Sullivan answered it is usually five or seven years and we have had it for one year.

Colony Hills Triangle Restoration: Laura Walsh stated that this may be familiar as it was an application last year. The request is to restore the terrace on Colony Road and Park Drive back to the inspired plan by the Olmsted Brothers. You will see that there is a reduction in the overall project budget. We have worked with a landscape engineer who is good at cost estimating and has a good track record in looking at park projects and what the actual cost would be. What we would like to do at the terrace is to do a formalized edging to protect it from the increasing traffic. We would like to preserve that edging with some boulders or landscaping rocks and bring the plantings back to the historic inspired landscape design plans and then add a Colony Hills sign. Mr. McCarroll asked if all the three trees, 25 shrubs and 150 perennials will be picked from the twenty-two species that are on the original Olmsted plant list. Ms. Walsh answered yes but not all of those plants are necessarily hearty for this area. However it will be inspired by the original Olmsted plant list but also keeping with the modern planting techniques that are going on and some may not be available. Mr. McCarroll asked how much divergence might occur. Mr. Sullivan stated that the only plant that would be taken off the list is the burning bush which is outlawed in Massachusetts. Mr. McCarroll asked how many boulders per corner are we looking at. Ms. Walsh stated that they will not be large boulders they will be smaller ones. Mr. McCarroll asked if there was water there now. Ms. Walsh stated that they are under the impression that there isn't water there now. However, there is water service to the street but it may not be directly tied to the terrace itself. Mr. McCarroll asked if there was an irrigation system would there have to be electricity? Mr. Sullivan stated the irrigation system runs on a nine volt battery. Mr. O'Neill stated that he was there to support the Colony Hills Triangle Restoration as it is a great project. We are really invested in the neighborhood and in restoring the Historic heritage. The island is one of the main entrances so it is very noticeable and it would be a great catalyst for the restoration. As an interesting note this past weekend we were honored to see the Springfield Preservation Trust

house tour and had a tremendous turnout. We heard such positive comments about the neighborhood, landscape and trees and loved walking around the neighborhood. They were very interested in the houses and the landscaping as well as the terraces.

City Hall Window Restoration: Patrick Sullivan stated that City Hall is asking for \$250,000 for the design, engineering and window repairs at the interior courtyard facing windows. About eight years ago Symphony Hall windows were in the same condition and we had a Mass Cultural Grant which allowed us to address the windows. The casement windows are almost beyond repair. The beading that is around the window is popping out. The exterior window sill needs new wood on the south side. We have maintained the inside of the windows. Mr. Sullivan agreed with Mr. McCarroll stating that the window sash is as bad as the window frame. Mr. Sullivan stated that he would try to get a letter from Mr. Jablonski so that the Committee could review it. Mr. Sullivan then added that there are decorative windows on the stairwell that require some treatment.

Central Library Front Stairway Restoration: Melanie Acobe stated that she was there to present for the application for the Department of Capital Asset Management for the Central Library front steps. Her application was requesting \$250,000 of CPA funding for restoration. In 2018 the front steps were closed because of gaps between the stone work and the treads on the sidewall were visibly in disrepair. The city condemned and closed it. When they began to repair the stairs they noticed that the original foundation was deteriorated. It was decided to pour a new concrete foundation and it was quoted that it would cost \$204,000 for that, which is why we are asking for the \$250,000 which we could use in our Capital Fund as a match. They intend to use the same type stone for the stairs. Mr. McCarroll stated that the stairs look as though they are half built. Ms Acobe responded that she wanted the Capital Management Department to speak in regards to the construction but was unable to do so.

Central Library Front Stairway Lights Restoration: Molly Fogarty stated that the historic lights are at the top of the State Street stairs are going to be replaced when the stairs are completed. If we are not funded the lights will be put back up but they will not work. With all the repairs being done at the library we have run out of money. That price tag was four million dollars. Ms. DeFillipo asked Ms Fogarty if the lights are more decorative as opposed to providing a lighted access. They are both; they are decorative and they provide light to the top of the stairs of the State Street entry. Mr. Slate asked if they were planning to replace the entire copper light. Ms Fogarty replied that they were going to take them down and do what they have to do so that they will then work. It will be a complete Historic Restoration. Mr. McCarroll asked how long have they not worked. Her reply was they worked before the project began. Our goal is that we put them back working. Mr. McCarroll asked if there was a breakdown which showed what cost \$50,000. Ms Fogarty replied yes and it is shown on page eight but did she would get the breakdown of costs for the committee.

East Forest Park Story Garden: Ms Fogarty stated that last year they submitted a proposal for new East Forest Park branch library to have a gazebo calling it the Reading Garden. We are coming back to discuss the Story Garden of the building for children. Molly then stated that

there would be a lot of landscaping around the area as this is a priority in the neighborhood. The damage from the tornado is still evident when driving through the area. When the study was done in 2011 and 2012 it was evident that this area needed the restoration of trees and shrubs. So these two projects are the ones that were added to our original design. This will be open to the public and the public can use it when the library is closed. There is a pathway from the children's room to the Mary Dryden School so that the teachers can bring the children to the library as well as the Frederick Harris School as well as the Pope Francis High School which will be using the library. Our goal is to encourage families to use this space and to provide more trees and landscaping. The total cost of the story garden and also they are adding the cost of the landscaping, paving and irrigation systems is \$150,000. Ms. DeFillipo asked who will maintain the property? Ms. Fogarty responded the Park Department would handle maintenance

Mason Square Apartments II: Gordon Pulsifer stated that he was with First Resource Development Company to ask for help with Mason Square Apartments II, two vacant buildings. Indian Motorcycle Parcel B has been vacant since the 1950s. The Winchester Square Fire House has been vacant for some twenty years. We have been seeking funds to renovate both buildings to create housing. In parcel B we have been approved for 45 apartments and the firehouse an additional 15. The governor announced that he has awarded funds for this project. Unfortunately, they didn't give us enough money and that's why we are sitting here. This will be affordable housing and the units will be in three different income levels. We are ready to start construction hopefully this summer. We have received a building permit and plans have been approved and it is our hope that you consider our application for funding. We recently met with the City Council and they have granted us a special permit as they are familiar with the project. We have received Part 1 and Part 2 approval from the Park Service. Everyone is onboard and we are ready to go. Mr. McCarroll asked if Mr. Pulsifer could give the CPC by June 30 a brief statement that states the specific project that our monies are going to. Mr. McCarroll stated that he would prefer to help with historically appropriate exterior work because that is easy from the historic standpoint. Mr. McCarroll stated that we are novices at this and obviously my understanding of the state is your funding from the state is a perpetuity restriction. Not that we have to put it on all sixty units but there has to be a number where you have to say it will be affordable to people who make up to six hundred forever. There will be some restriction if you receive CPA money there is a perpetuity restriction on some commencry part of it. Mr. McCarroll suggested that Mr. Pulsifer that check Eastern Massachusetts developers. Mr. McCarroll will e-mail the Coalition to see if they have a sense of what is considered a normal amount.

Public Speak Out: None, no audience remained

Minutes: No action since there was no quorum.

Staff Consultant Update: Mr. McCarroll will send the request for qualification that was drafted by the Procurement Office. Mr. McCarroll will send the RFQ to a person whose name Mr. Cook gave him, one that Mr. Slate gave me and to Stacia Caplanson with Preservation Massachusetts and to the woman who works part-time in Holyoke at the CPC. We have to send out three. Mr.

McCarroll stated that going through the RFQ states that it is a one year contract. Mr. McCarroll feels that for one year it is a part- time position and we can decide at the end that if we need to have more hours and go out with a second RFQ. Mr. McCarroll stated that he did not know if we're looking for a full time consultant if that would be then brought to the attention of the Personnel Department.

2018 Recommendations Update: There are two contracts that still need to be signed.

Construction Sign Update: The Purchase Order has been sent and the banners should be ready in about a week.

FY20 Budget Update: We are on the agenda for the City Council on Monday June 17 at 7:00 PM.

Other Matters: On the Doodle Poll there are only two possible July dates. One is our regular meeting on July 2 when seven members and Sue could be here. The other is July 9 when eight members could be here, but Ralph and Sue couldn't be here. Ralph could send in his project suggestions. Ms. DeFillipi volunteered to take the notes on the July 9 meeting.

The next meeting will be on July 9 at 6:00 pm. Location was not discussed