

At its April 21, 2022, meeting, the CPC voted to recommend to the City Council a total expenditure of \$327,195 in CPA funds for two (2) projects. The CPC determined that the recommended projects would meet the goals expressed in the Community Preservation Plan, provide a public benefit, address a need, are ready to commence, and demonstrate some ability to leverage non-CPA funds, among other factors.

If approved by the City Council, private organizations must enter into a Grant Agreement with the City. Also, City Departments must comply with the terms of a Memorandum of Agreement with the CPC. All entities must submit regular progress and budget reports. Additional specific conditions are listed as applicable to each project.

CPA FY22 PROJECT FUNDING RECOMMENDATIONS				
HISTORIC PRESERVATION		FUNDING SOURCE		AWARD RECOMMENDATION
1630 and 1930 City Hall Geographical Paintings		Historic Preservation Reserve		\$33,000
OUTDOOR RECREATION				
Irving Park		Open Space/Outdoor Recreation Reserve		\$294,195
TOTAL FUNDING				\$327,195
FY 22 PROJECT RECOMMENDATION BREAKDOWN				
CPA CATEGORY	NUMBER OF PROJECTS	TOTAL CATEGORY RESERVE AMOUNT	UNDESIGNATED RESERVE AMOUNT	CATEGORY RESERVE FUND BALANCE
Historic Preservation	1	\$33,000	\$0	\$1,200,000
Outdoor Recreation	1	\$294,195	\$0	\$1,200,000

The following project summaries describe the project proposals recommended for CPA funding in FY 2022.

The full applications can be found at: [FY 2022 CPA Project Applications | Watertown, MA - Official Website \(watertown-ma.gov\)](https://www.watertown-ma.gov/fy-2022-cpa-project-applications)



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jason Cohen, Vice Chair
Jonathan Bockian
Bob DiRico
Dennis J. Duff
Allen Gallagher
Jamie O'Connell
Elodia Thomas
Matthew Walter

FY2022 FUNDING RECOMMENDATION

Date:

To: The Honorable City Council

PROJECT TITLE:	1630 and 1930 City Hall Geographical Paintings
PROJECT LOCATION:	City Hall Administration Building
APPLICANT/ORGANIZATION:	Watertown Historical Society (City of Watertown is co-applicant)
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$33,000
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation Reserve

PROJECT DESCRIPTION:

The Historical Society of Watertown requested \$33,000 to stabilize, repair, and preserve the two 7'6" x 5'6" paintings that flank the City Hall lobby: one depicting a map of the town in 1630 (the year of its founding) and the other an aerial view of Watertown in the 1930 Tercentenary year. Both paintings, created on Masonite panels, were deemed locally historic and culturally significant resources by the Watertown Historical Commission at their November 4, 2021, meeting.

The paintings would be removed from the walls in City Hall, placed in foam-core boxes made specifically for them, and transported by Maquette Fine Arts Services to the Louise Orsini Fine Art Conservation studio.

The conservator proposes to treat the paintings to remove and reduce the appearance of scratches, tack holes, abrasions, and grime.



In addition, the conservator would stabilize panel edges, flatten lifting with conservation-grade adhesives, and consolidate paint films surrounding losses and holes. Where possible, the conservator proposes to fill losses and holes, mechanically texture the fills to match surrounding paint as well as fill scratches, abrasions, or lost details with conservation grade paints.

Frame expert, Andrew Haines proposes to remove the existing portions (some sections are missing) of the frames prior to removal of the paintings. The framer proposes to refurbish the remaining frame sections and if possible, combine sections to compose one complete brass frame.



Due to an inability to employ a brass fabricator, the framer would re-create missing elements of the second frame out of wood using gilt in metal leaf over gesso and bole, toned to match the surface of the brass.

After the frame and paintings restoration is complete, the transport company would return the paintings and reinstall them, supervised by the conservator. The framer would attach the frame elements.

For each painting, Spokeshave Design proposes to construct a protective barrier composed of a wooden top rail and black steel intermediate rails and posts. The barriers would be approximately 9' long and 3' high. The side handrails would be 37" long. The legs or posts would have non-skid foot pads so that the barrier could not be easily moved. These barriers would protect the paintings from being damaged again. The design meets ADA standards, with the intermediate rails being within cane sweep. Attached to the barriers, each restored painting would feature a plaque with the painting name and description as well as an acknowledgement of the CPA funding award.



Section of Painting Displaying Holes and Paint Loss

RECOMMENDED FUNDING:

On February 17, 2022, by a vote of 8-0, (with Matthew Walter absent), the Community Preservation Committee recommended appropriating \$33,000 from the Historic Preservation Reserve for the 1630 and 1930 City Hall Geographical Paintings restoration project as a grant to the Watertown Historical Society in accordance with the terms and conditions of a Community Preservation Grant Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The City Hall Geographical Painting project would align with guiding principles and priorities as well as historic preservation goals outlined in the Community Preservation Plan:

- Project would be publicly visible and accessible
- Project demonstrates support from a municipal body—the Watertown Historical Commission
- Elements of the project would comply with ADA standards
- Project demonstrates feasibility, with team expertise, a reasonable and informed budget, realistic timeline, and a long-term maintenance plan
- Project would restore and preserve a city-owned historic resource

PROJECT OUTCOME

The historic paintings greet the citizens and visitors of City Hall as an introduction to Watertown. Upon completion of the restoration, the paintings would be more vibrant, visible, and better represent the geographic history they were meant to display. This project would grant these city-owned historic resources the respect and care they deserve.

SPECIFIC FUNDING CONDITIONS

- The City shall not dispose of, sell, relocate, or alter the paintings. If the paintings are sold or disposed of, CPA funds appropriated for this project must be returned to the Watertown Community Preservation Fund.
- The transport contractor and conservators shall provide the City with Certificates of Insurance demonstrating an appropriate amount of coverage for damage to or loss of property. The City shall be named as an additional insured on these certificates.
- The Watertown Historical Society agrees to document and appropriately archive the preservation methods and materials used to restore the paintings and frames.
- The Watertown Historical Society agrees to monitor the maintenance of the paintings prescribed by the conservator and performed and logged by the Department of Public Buildings (biannual cleanings and humidity tracking).

STANDARD FUNDING CONDITIONS

- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Grant Agreement with the City.

TIMELINE

Summer 2022 – Project commencement, removal of paintings and frames for transport to respective conservators’ studios

July 2022 through July 2023 – Painting restoration and conservation work

July/August 2022 – Frame conservation and reconstruction work

July/August 2022 – Barrier construction and installation at City Hall lobby

July 2023 – Painting transport and reinstallation of paintings in City Hall lobby

July 2023 – Installation of signage

PROJECT BUDGET

Item	Total
Painting Restoration	7,875
Transport	4,993
Frame Conservator	4,150
Barrier Construction	4,500
Signage – Painting description and CPA Award Acknowledgement	3,300
Contingency	5,580
In-kind (Watertown Historical Society)	1,375
Project Total	<u>\$32,573</u>

The full proposal is available at: <https://content.civicplus.com/api/assets/0350ba93-8b56-4295-9cae-eb84459489a4?cache=1800>



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FY2022 FUNDING RECOMMENDATION

Date:

To: The Honorable City Council

PROJECT TITLE:	Irving Park
PROJECT LOCATION:	Irving Park North/Irving Park South
APPLICANT/ORGANIZATION:	Watertown Department of Public Works
CPA CATEGORY:	Outdoor Recreation
CPC RECOMMENDED FUNDING AMOUNT:	\$294,195
CPC RECOMMENDED FUNDING SOURCE:	Open Space/Outdoor Recreation Reserve

PROJECT DESCRIPTION:

The Watertown Department of Public Works requested \$294,195 to rehabilitate Irving Park in order to improve passive recreational opportunities and the overall appearance of the 0.33-acre park. According to project architects from Michael D'Angelo Landscape Architecture, the first recorded mention of this park occurs in the mid-1880s. The park has not had much improvement over the intervening years other than installation of concrete curbing that defines the space, bisection by crisscrossing paths, some tree and shrub planting, and installation of benches.

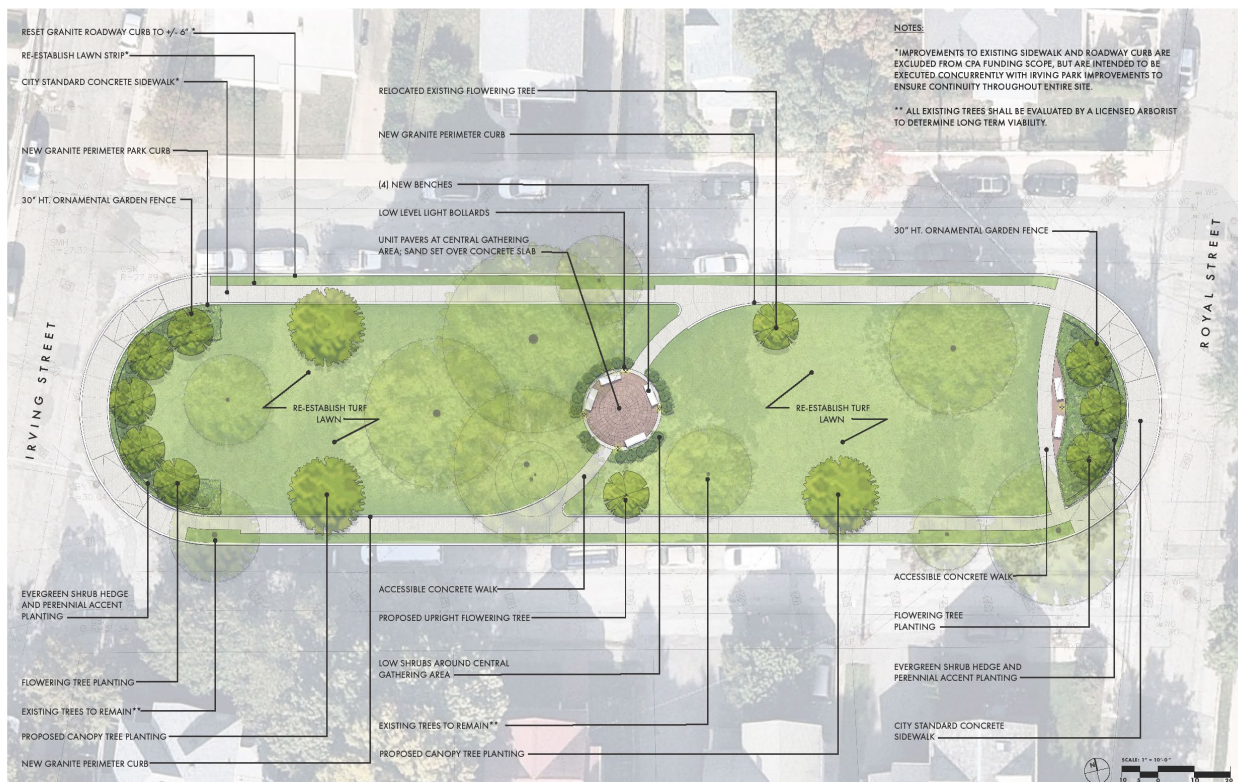


Existing Conditions

Currently the park has few amenities, with several existing trees in poor condition, substandard walkways, and benches in poor repair. As supported by the community members surrounding the park, the DPW proposes a simple rehabilitation and low-maintenance treatment where existing open space would be left available for undefined play and passive recreation. The DPW also proposes installation of 6" vertical granite curbing around the inner park perimeter. The center of the park would feature a paved central gathering area accented by four benches. Also as requested by park neighbors, the central gathering space would be lit by low level, dark sky bollard lighting placed near seating.

At the Royal Street end of the park, two more benches would be installed next to an accessible concrete walkway. Abutting the seating area, DPW would install evergreen shrubs and a perennial planting bed. At the Irving Street end somewhat mirroring the Royal Street side, the DPW would install flowering trees, evergreen shrubs, and perennial understory plantings. Flowering plantings would be chosen to attract pollinators and promote healthy ecology. Simple and low height fencing of 30" would border the two street edges of the crescent-shaped planting areas.

In the open areas, the DPW proposes to top-dress and overseed the existing lawn as needed. Overall, four (4) shade and eleven (11) flowering trees would be planted. The DPW proposes installation of six (6) low-level, fully shielded bollards and six (6) benches. This project would be publicly bid and specify high quality, durable, and low-maintenance materials, plantings, and furnishings.



IRVING PARK IMPROVEMENTS | Consolidated Site Plan - 02.28.2022
Watertown, MA

MDLA
MICHAEL D. LAMOND DESIGN ARCHITECTS

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RECOMMENDED FUNDING:

On March 16, 2022, by a vote of 8-0, (with Matthew Walter absent), the Community Preservation Committee recommended appropriating \$294,195 from the Open Space/Outdoor Recreation Reserve for the Irving Park rehabilitation project as a grant to the Department of Public Works in accordance with the terms and conditions of a Community Preservation Memorandum of Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The Irving Park rehabilitation project would align with guiding principles and priorities as well as outdoor recreation goals outlined in the Community Preservation Plan:

- Project would be publicly visible and accessible
- Project demonstrates support from park neighbors and Trees for Watertown
- Project would comply with ADA standards
- Project demonstrates feasibility through its project management and architectural design expertise, reasonable and informed budget, realistic timeline, and plan for long-term maintenance
- Project would improve safety and function of this recreational resource, serving residents of many ages and interests
- Project would upgrade a park to promote accessibility

PROJECT OUTCOME

The park will provide a public benefit to the surrounding community as it is heavily used by the neighborhood and the Perkins School for various passive recreation activities, especially as a flexible play area for children and gathering spot for park neighbors. The additional flowering trees and understory plantings will provide seasonal interest for all to enjoy, while walkways proposed will remove trip hazards and address steep slopes, directly benefiting all park users. Irving Street is a gateway route to the Charles River and improving Irving Park will provide a visual enhancement to this corridor.

SPECIFIC FUNDING CONDITIONS

- The City/DPW agrees to install granite curbing and repave the sidewalk surrounding Irving Park, bordering streets of Irving Park North, Irving Park South, Irving Street, and Royal Street a prior to commencement of park construction.
- The City/DPW agrees to bring the final design and budget before the CPC for review and approval.
- The City/DPW agrees to have existing park trees evaluated and cared for by an arborist.
- In its maintenance plan, the DPW agrees to include naturalistic pruning and avoid shearing of trees and shrubs.
- The City/DPW agrees to install an appropriately scaled bike rack in or bordering the park.

STANDARD FUNDING CONDITIONS

- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within a Grant Agreement with the City.

TIMELINE

Summer 2022 – Project commencement

December 2023 – Project Completion

PROJECT BUDGET

Item	Total
Site Preparation	19,580
Concrete Work	16,910
Masonry Work	75,490
Furnishings, Fencing	53,050
Planting	55,450
Electrical	17,500
Professional Services (Bid Documents, Construction Oversight, Arborist)	32,417
Project Total	\$294,195

The full proposal is available at: <https://content.civicplus.com/api/assets/987b2111-ae1f-4e87-8c42-e30c0d7f7eb3?cache=1800>

POSSIBLE REVISIONS TO WATERTOWN CPC APPLICATION PROCEDURES

1. **Historic Preservation Projects**

Applicants should:

A. Seek Watertown Historic Commission finding of local historic significance prior to submitting an eligibility form. (This is currently a requirement on the Project Eligibility Form)

B. Consult with the Historical Commission, Watertown Historical Society, and/or other historic preservation groups. Obtain a letter of support for their proposed project even if the resource is on the State Register of Historic Places or within a Historic District.

C. Be encouraged to engage a historic preservation specialist to provide context as to the historical significance of the resources and to assure that project implementation will adhere to the U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties.

2. **Construction Projects**

The CPC should encourage applicants to consider a two-stage application in which the first phase would include an application for planning funds to ensure the applicant submits a fully developed or detailed CPA funding application. These planning funds may cover the initial costs of project development, especially if the project is complex, involving major construction, subject to various permitting and regulatory requirements, and would benefit from a robust public consultation process. Such Phase 1 funding might cover environmental, historic preservation, **due diligence** and other assessments, preliminary or conceptual architectural or landscape design, legal or zoning analyses, conceptual cost estimates, and public participation.

3. **Off-cycle Review**

In the case of projects which have been deemed eligible, have completed a CPA-funded Phase I planning effort, and produced a complete CPA Funding Application, the CPC should be open to considering a request for off-cycle review in order to expedite the approval of the project. This could also encourage applicants to follow the two-stage process mentioned above, knowing that they do not necessarily wait a full year for the consideration of the full and final application.

4. **CPC Review of Project Eligibility Forms**

In addition to assessing whether a project is eligible under CPA funding categories, the CPC should assist applicants in identifying project elements that could beneficially be included as well as weaknesses that need to be **addressed** in order to make the application more likely to be approved.

Proposed Outline for FY2022 Update

1. Introduction
2. Current Members/New Members
3. CPA Fund – Financial Statement (including last five years)
4. Summary of FY 2022 Funding Recommendation
5. Results and Analysis of Community Survey
6. Results from Outreach to Boards, Committees, and Commissions
7. Plans for next fiscal year based on lessons learned from last funding round and community/municipal input
8. Appendix
 - A. Community Survey
 - B. FY 2022 Funding Recommendation Document