



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

Minutes of CPC Meeting Tuesday, February 7, 2023, at 7:00 PM, held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jason Cohen, Vice Chair; Jon Bockian; Bob DiRico; Dennis J. Duff; Jamie O'Connell; Elodia Thomas; and Matthew Walter. Allen Gallagher was absent.

Others Present: Lanae Handy, Community Preservation Coordinator; Elizabeth Helfer, Community Development and Planning (applicant); Joyce Kelly, Historical Society of Watertown (applicant); Todd Rivers, Historical Society of Watertown (applicant); Emily Izzo, City Council; Tammy McKenna, Commander's Mansion; Marilynne Roach, Historical Society of Watertown; Tia Tilson, Watertown Community Foundation; Margie Wayne; Linda Scott; and Steve Steadman.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:04 PM and noted the meeting was being held via Zoom as allowed by the extension of the Governor's order waiving certain provisions of Open Meeting Laws.

2. FY 2023 CPA Project Presentations

A. Commander's Mansion Cultural Landscape Report and Exterior Assessment

Liz Helfer presented an overview of the project proposed by the Department of Community Development and Planning. Her presentation also included a description of the:

- project team
- process for obtaining quotes
- components of a cultural landscape report and
- items to address in planned exterior assessment.

Liz's presentation outlined the elements related to the first phase of the project as well as possible sources of funding for subsequent phases. The first phase would feature recommendations for a preservation treatment plan and rehabilitation along with recommendations for potential uses for the historic site. After the presentation the committee followed up with comments and questions. Matt Walter was comfortable with there being one bidder due to the high caliber of the firm. Jamie O'Connell asked about the report addressing accessibility and climate resiliency since those components were not explicitly stated in the scope of work proposed. Elodia Thomas inquired about the \$13,000

for a survey given the documentation she assumes already exists. Jon Bockian suggested that Elmore Design provide more details under item 4 as well as more information about the goals, timetables, and deliverables for the project. Mark emphasized the importance of placing the Commander's Mansion landscape recommendations in context with bordering properties. Elodia was also concerned about whether this project was geared toward the expansion of accessibility for the public and potential future public uses or toward expansion of the space as a private party venue. She raised that the applicant made assumptions about city departments having the capacity to implement project components and perform recommended maintenance and wondered about that capacity.

B. Old Burying Ground and Common Street Cemeteries Preservation Plan

Joyce Kelly presented that the Historical Society of Watertown and the City proposed a project to preserve and rehabilitate the cemeteries. The application was in the open space and historic preservation categories. Many items would be addressed by the cemeteries historic preservation plan, including fencing, gates, tombs, gravestones, access, soils, vegetation, trees as well as recommendations for future maintenance. Joyce would have Bob DiRico review the recommended maintenance plan to ensure it could be implemented by DPW. Also, she investigated the cost of ground penetrating radar to analyze the boundaries between the cemeteries and neighboring properties. She reported the cost would be \$1850 per day and an additional \$350 for the report. Mark asked if any CPC members disagreed with adding GPR analysis to the project. None did, but Jon asked about whether it would involve entering the neighboring property. It would.

When asked about ADA accessibility, Joyce stated the Common Street Cemetery had one path that would be rehabilitated into permeable pavement and the Old Burying Ground Cemetery had never had paths. Regarding the arborist, the consensus was to stick with the proposed arborist to make coordination with the landscape architect easier, as pointed out by Dennis J. Duff, and to provide a second opinion. Jamie asked if there were recommendations to remove hazard or dying trees, would the plan call for new trees to be planted.

C. Edmund Fowle House Museum Gutters Replacement

Todd Rivers of the Historical Society of Watertown provided background on the history of the Fowle House including its historical significance and the restoration work performed on the house in the past. He outlined the project to replace existing wood gutters with fiberglass molded gutters to provide the same appearance and meet historical standards. Todd noted the new gutters would catch more storm water and the existing downspouts would have the capacity to drain the greater volumes of water. Additionally, he adjusted his budget to include a 10% contingency.

Dennis asked where the water would drain to prevent moisture from entering the cellar. Todd pointed out there were splash rocks to push water 3 feet away from the house. Jon asked why the HSW had not applied to MHC to use the CPA funds as matching funds. Joyce replied the application was due in two weeks and she wanted to apply to MHC for the second phase of the cemeteries project. Jon noted the CPC had the discretion to consider an application off-cycle if driven by an external deadline such as a grant application deadline. Mark pointed out CPA could be viewed as funding of last resort for a small non-profit with limited resources and reliant on volunteers to raise funds.

D. Edmund Fowle House Museum Climate Control Installation

Todd presented a second application for the installation of a climate and humidity control

system to preserve the artifacts and interior structures of the Fowle House. He noted the system would be installed using the existing gas forced hot air furnace with the only air exchange being from the first and second floors. In addition, the filters would be electrostatic rather than fiberglass and as a result non-clogging.

Todd added the climate control system would preserve artifacts and internal structures from damage and loss. There would be two units installed using existing ductwork. According to the vendor, the current system is in excellent condition and can accept the climate control units. TTC replaced the system in the Spellman Stamp Museum and has experience with other museum properties.

Todd stated that the Historical Society of Watertown could not participate in federal rebate programs, however the HSW would apply to Mass Save and refund the rebate to the CPA Fund. He further stated if the CPC denied funding the project, it would be postponed for years. Dennis asked if any materials needed to be restored or repaired. Joyce pointed out documents were protected in acid free archival boxes, though one of the dresses in the house easily rips and newspapers are disintegrating. Dennis asked where the condensers would be placed and Todd replied they would be behind the house where they would not be seen from the street.

Elodia noted the three estimates were for three different proposals. The option presented in the application from TTC specifies a heat pump and a new furnace. She questioned adding the new system onto an older furnace.

Todd confirmed the wrong quote was attached. Committee members questioned whether three new quotes were needed or simply a new quote from TTC and whether the CPC was asking the HSW to replace the existing furnace. The CPC discussed the need for more information and homework on the part of the applicant. As a result of the discussion, the applicant was asked to provide a quote for what would be sensible in the long run for the organization and a new budget based on that.

3. Acceptance of 2023-1-19-CPC Minutes

Mark asked if there were other requested changes to the minutes other than his and Jon's requests that follow. On page 2, second bullet, change to "Question of whether the design addresses accessibility and FCF design standards."

On p. 3, under Commander's Mansion, 3rd paragraph, sentence beginning, "He wanted to see more information about the experience or track record of the selected consultants' track records and..." strike the second mention of "track records."

Motion: Jon moved to accept the 2023-1-19 CPC Minutes with the requested changes and Jason seconded the motion.

Vote: Jamie O'Connell, Elodia Thomas, Mark Krackiewicz, Dennis J. Duff, Bob DiRico, Jason Cohen, and Jon Bockian voted in favor. Matthew Walter voted present.

4. Adjournment

Motion: Dennis moved to adjourn, and Jon seconded the motion.

Vote: Elodia Thomas, Bob DiRico, Matthew Walter, Jamie O'Connell, Mark Krackiewicz, Dennis J. Duff, Jason Cohen, and Jon Bockian voted in favor.

Adjournment: 9:14PM