JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE

MINUTES
OCTOBER 24, 2018

MEMBERS
Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Michael A. Capuano
Jane Carbone
Elizabeth Duclos-Orsello
Luisa Oliveira
Jessica Palacios Yamakawa

STAFF
Kristen Stelljes

The Community Preservation Committee (CPC) held a regular meeting at 6:30pm in the third floor community room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

Members Present	Chair Michael Fager, Vice Chair Uma Murugan, Dick Bauer, Michael Capuano, Jane Carbone, and Luisa Oliveira
Members Absent	None
Staff Present	Kristen Stelljes
Others Present	Project presenters and members of the public

The chair opened the meeting at 6:35p.m.

Agenda item 1: Overview of CPA program
Ms. Stelljes provided an overview of the CPA program and funding available in FY19. The presentation is available as part of the handouts.

Agenda item 2: Presentations of FY19 CPA applications:
a. Somerville Museum: Collection Preservation, Somerville Museum
Barbara Mangum presented the needs of the Somerville Museum to improve the climate conditions in the basement and rehabilitate the collections which have been affected by poor climate conditions and mold. The collections include a Bullfinch staircase, paintings, books, and other artifacts.
Mr. Capuano asked Ms. Mangum where she was going to find the remaining funds needed for the project. Ms. Mangum responded that she is seeking grant funding for the other half of the project. If she is not successful in her grant requests, she will ask for additional funds next year.
Ms. Carbone asked how the collections will be prepared. Ms. Mangum said the collections will need to be cleaned, sealed, and removed from the basement. Once the materials are removed from the basement, it can be cleaned and rehabilitated. The basement remediation work is the second phase of the project.
Ms. Oliveira asked if the Museum has received any bids for the work proposed. Ms. Mangum said she based her budget based on average salaries for conservators and the recent experience of the Museum in hiring people to do technical work.

Mr. Fager asked what would happen if the Committee does not fully fund the project. Ms. Mangum said she is seeking grant funding.

b. Works Progress Administration Carved Wood Bas-Relief Restoration Project, Somerville Public Libraries

Kevin O'Kelly shared the history of the wood bas-relief created through support from the Works Progress Administration. Because of its location resting on the floor in a hallway, it has been damaged over the years. The Library has received two quotes from Smithsonian trained conservators to restore the carving.

Ms. Oliveira asked if the carving would be moved after it is restored. Mr. O'Kelly said that City Buildings and Grounds staff would help with the relocation.

Mr. Fager asked why an interpretive plaque was not included in the budget. Mr. O'Kelly said that was an oversight on the Library's part.

c. ArtFarm, City of Somerville, Parks & Open Space

d. Creating a Foundation for Sustainable Greening at ESCS, City of Somerville, Parks & Open Space + ESCS PTA

The East Somerville Community School Parent Teacher Association withdrew their CPA application. They will be completing three of the four proposed activities in partnership with the Department of Public Works using existing funding.

e. Kennedy School- Front Schoolyard, City of Somerville, Parks & Open Space + Kennedy PTA

Agenda item 3: Public comment

Next meeting: An additional meeting of the CPC will be held at 6:30pm on November 7, 2018.

Meeting Adjournment

Upon a motion by Ms. Murugan, seconded by Mr. Bauer, the Committee voted 6-0 to adjourn at approximately 8:00pm.

Documents and Exhibits

JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE

MEMBERS
Michael Fager, Chair
Uma Murugan, Vice Chair
Dick Bauer
Michael A. Capuano
Jane Carbone
Elizabeth Duclos-Orsello
Luisa Oliveira
Jessica Palacios Yamakawa

STAFF
Kristen Stelljes

AGENDA

DATE: Wednesday, October 24, 2018
TIME: 7:00pm
PLACE: Visiting Nurse Association, 3rd floor conference room
259 Lowell St.

1. Introductions
2. Overview of CPA program
3. Presentations of FY19 CPA applications:
    a. Somerville Museum: Collection Preservation, Somerville Museum
    b. Works Progress Administration Carved Wood Bas-Relief Restoration Project, Somerville Public Libraries
    c. ArtFarm, City of Somerville, Parks & Open Space
    d. Creating a Foundation for Sustainable Greening at ESCS, City of Somerville, Parks & Open Space + ESCS PTA
    e. Kennedy School- Front Schoolyard, City of Somerville, Parks & Open Space + Kennedy PTA
4. Public comment
5. Next meeting: Wednesday, November 7th at 6:30pm (Visiting Nurse Association)

Community Preservation Committee Community Meeting

October 11 and 24, 2018

Visiting Nurse Association

Community Preservation Committee (CPC) Members

Member	Representative From
Michael Fager, Chair	Conservation Commission
Uma Murugan, Vice Chair	General public
Dick Bauer	Historic Preservation Commission
Michael Capuano	Planning Board
Jane Carbone	General public
Luisa Oliveira	Parks and Open Space
Open	Housing Authority
Open	General public
Open	General public

Applications for open general public seats due October 26!

CPA Manager: Kristen Stelljes
kstelljes@somervillema.gov
617-625-6600 x2107

The Community Preservation Act (CPA)

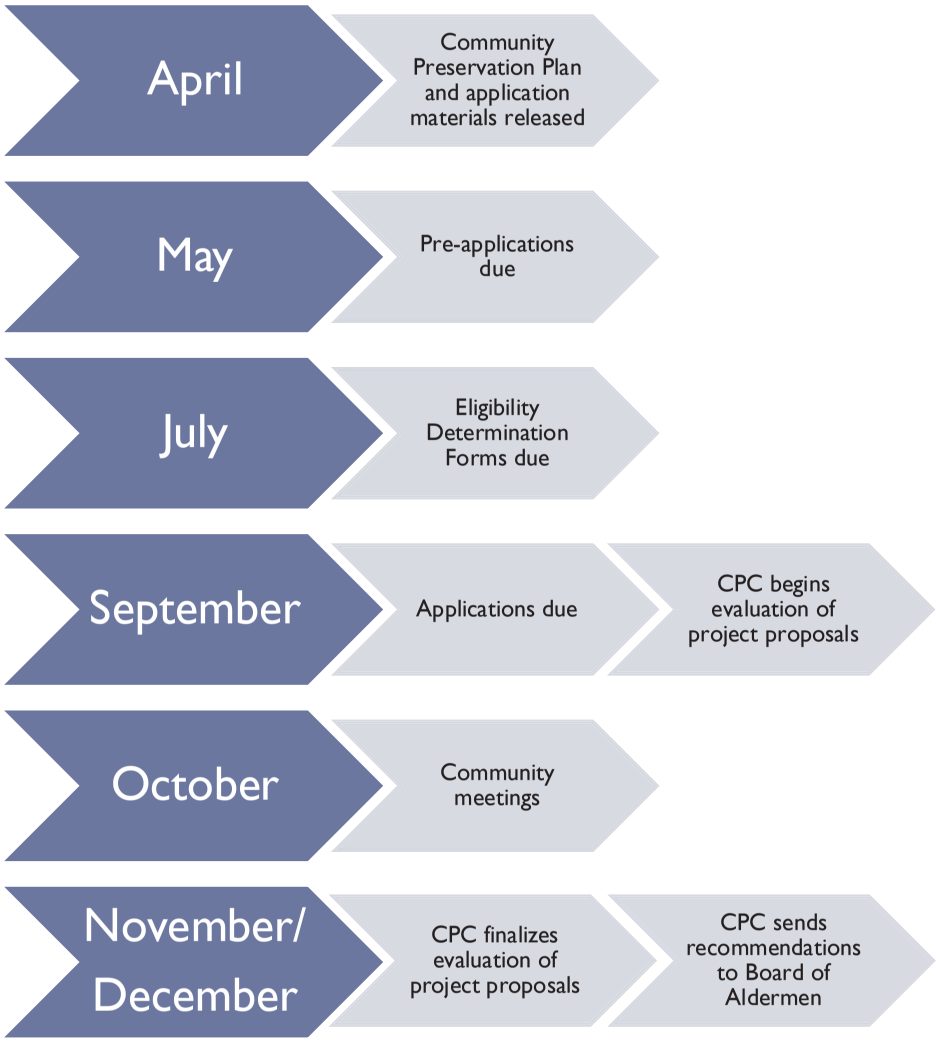
- Massachusetts legislation (MGL Ch. 44B)
- Local adoption (now at 173 communities!)
- Creates a new funding source from a property tax surcharge for communities to invest in…

Allowable Projects

	Community Housing	Historic Preservation	Open Space	Outdoor Recreation
Acquire	✓	✓	✓	✓
Create	✓	X	✓	✓
Preserve	✓	✓	✓	✓
Support	✓ includes funding for affordable housing trust	X	X	X
Rehabilitate and/or Restore	✓ if acquired or created with CPA funds	✓	✓ if acquired or created with CPA funds	✓

Cannot pay for maintenance or replace current spending

Competitive application process



CPA Spending to Date: FY15-18

$21,583,941 in CPA funds have been awarded to 56 projects since FY15 (30 Community, 20 City, 6 Joint)

Totals by CPA category	Total Awarded with bonding	% of Total with bonding	Total Awarded without bonding	% of Total without bonding
Affordable Housing	$12,122,759	55%	$6,122,759	45%
Historic Resources	$5,503,651	25%	$3,003,651	22%
Open Space/ Recreation Land	$3,957,531	18%	$3,957,531	29%
Admin	$489,995	2%	$489,995	4%
Total	$22,073,936	100%	$13,573,936	100%

CPA Spending- FY18

$9,602,409 awarded in FY18

CPA Category	Number of Projects	Allocated
Affordable Housing	7	$7,201,640*
Historic Resources	2	$158,100
Open Space/Recreation	7	$1,445,339
Blended	1	$797,330
Admin	N/A	$96,233
Total	15	$9,698,642

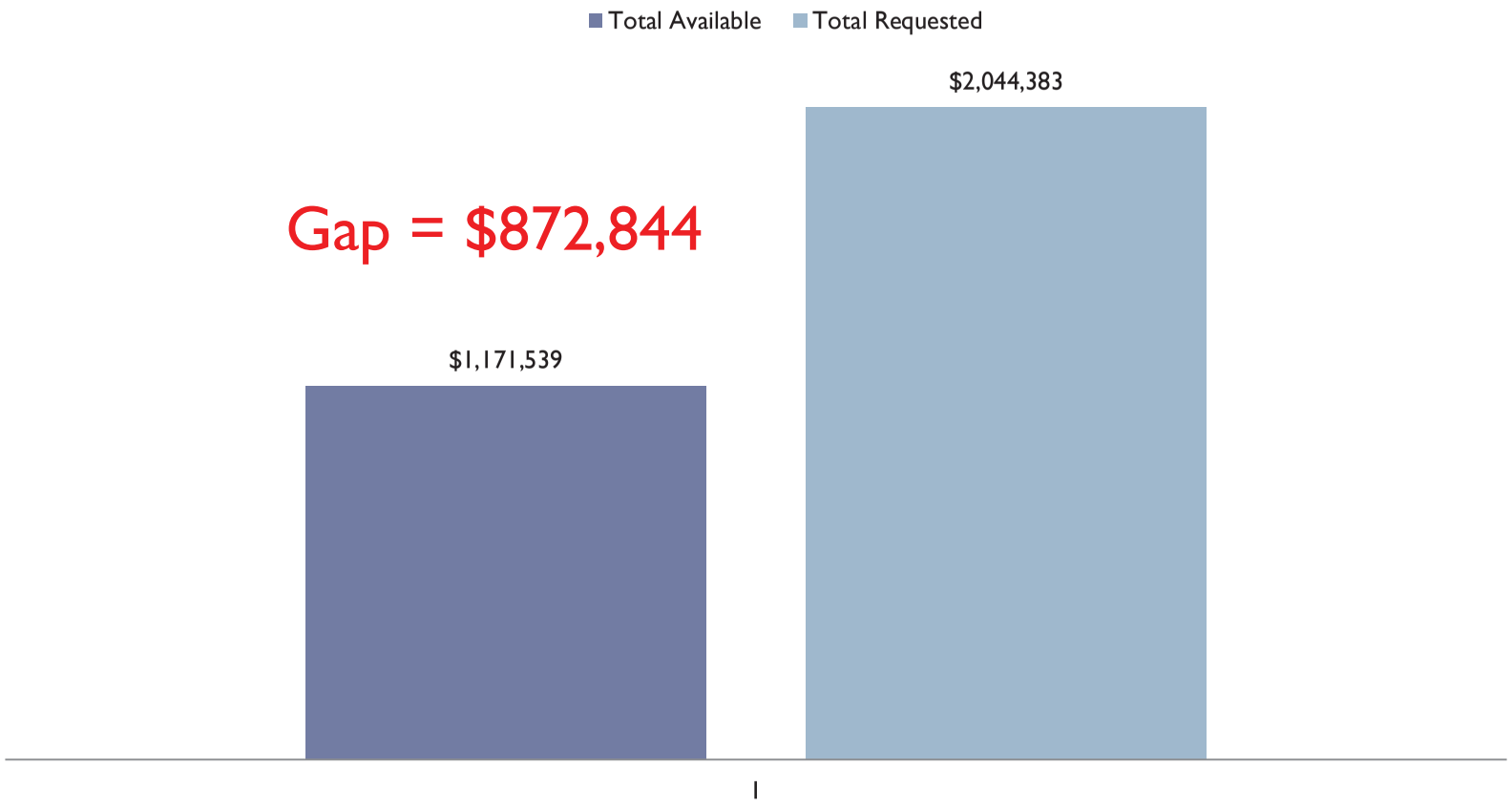
*Includes $6 million bond for 100 Homes project

FY19 Funds Available

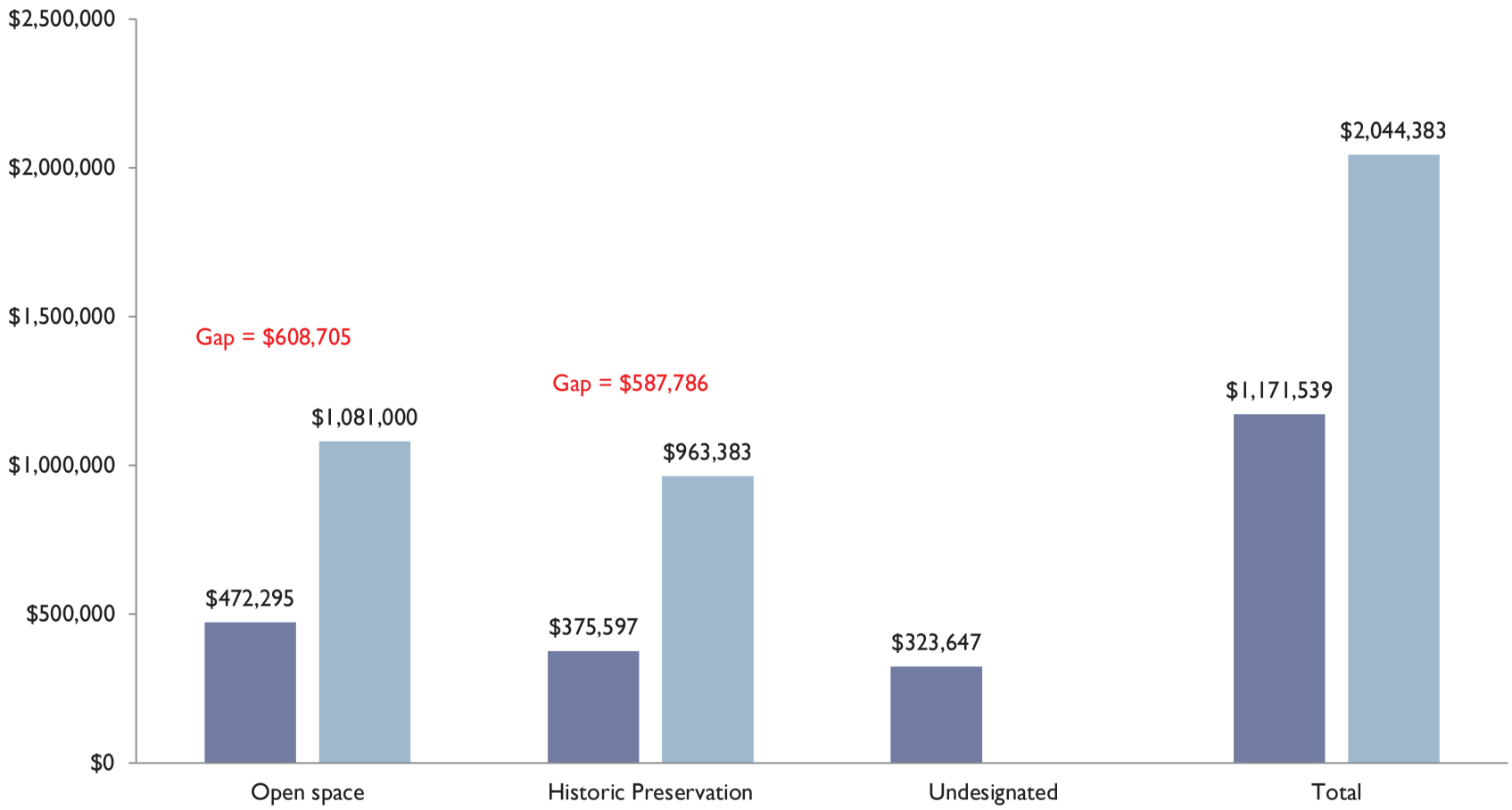
	FY19 Available	FY19 Projects Funded	Total Currently Available
Open Space and Recreation (20%)	$472,295	$6,000	$466,295
Historic Resources (15%)	$375,597	$0	$375,597
Community Housing* (50%)	$1,218,236	$0	$1,218,236
Undesignated (10%)	$323,647	$0	$323,647
Total	$2,389,775	$6,000	$2,383,775

*To be appropriated to Affordable Housing Trust

Requests vs. funding available



Requests vs. funding available, cont'd



Submitting written comments

- Accepting written comments through Wednesday, October 31
- Send comments to Kristen Stelljes at:
  - kstelljes@somervillema.gov
  - Kristen Stelljes

    c/o SomerStat

    93 Highland Ave.

    Somerville, MA 02143

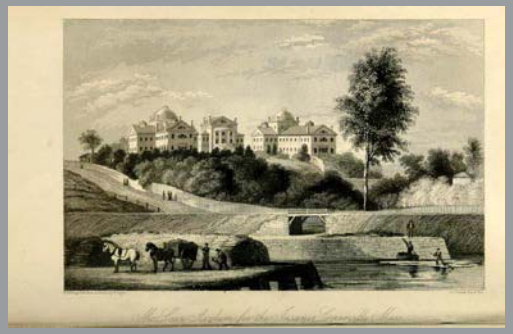
Share your priorities

After the presentations, each person will get five sticky notes:

2	High Priority
2	Moderate Priority
1	Lower Priority

Put a sticky note under each project presented tonight indicating the level of priority you put on the project. Feel free to write comments on the sticky notes.

The Somerville Collection



The flying double staircase at the Somerville Museum created by Charles Bulfinch (middle left) in 1792 for Joseph Barrell (upper left), a wealthy merchant in Boston. Bulfinch was the architect of his Federalist mansion (print image left), located in Cobble Hill.

The Somerville Collection

32 paintings

1838 Marine painting of Boston Harbor

Mary Sawyer Tyler
-the "Mary" depicted in the poem
Mary Had A Little Lamb by
Sarah Josepha Hale/John Roulstone in 1830

The Somerville Collection

35 textiles

A late 18th c. Needlepoint

Victorian Hair and Beadwork Ornament

The Somerville Collection

62 pieces of furniture

The Stone Family (for whom Stone Avenue was named) had this elegant suite made from a grand pecan tree situated in front of their homestead. The tree was hit by lightening and died. The suite created from this tree consists of a large round table with extensions, a sideboard,two armchairs, five side chairs and a china cabinet. The suite is in the Chippendale style.

The Somerville Collection

posters, broadsides and …

The Somerville Collection

200 linear feet of personal papers, manuscripts, organizational records, ephemera & maps

Middlesex Bleachery and Dye Works Pattern Book:
The Bleachery was established circa 1820 and in 1865, the annual value of its finished cloth was over $1.3 million. When it closed in 1936, it was said to be the oldest textile finishing plant in the country.

P2_14383 basement accession room 2018

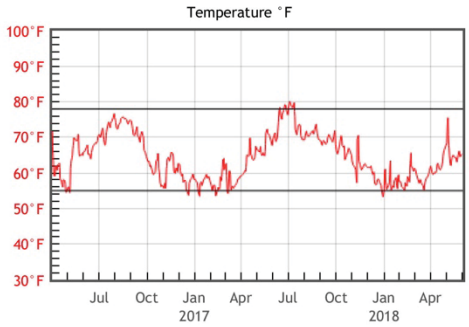
Somerville Museum

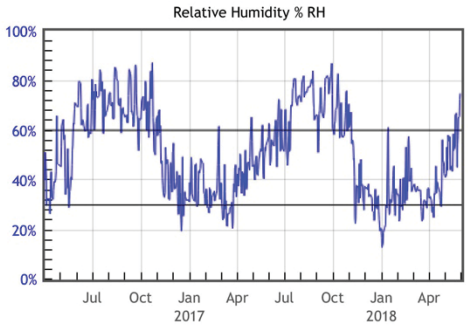
2016-04-01 to 2018-06-01
2 years, 2 months, 1 day

Preservation Environment Evaluation

Type of Decay	Risks & Metrics	Evaluation & General Comments
Natural Aging Chemical decay of organic materials	RISK TWPI = 41	Accelerated rate of chemical decay in all organic materials due to the cumulative effects of temperature and humidity, with especially high risk for fast decaying organic materials such as acidic paper, color photographs and cellulosic plastics.
Mechanical Damage Physical damage to hygroscopic materials	RISK % DC = 2.59 % EMC min = 5.4 % EMC max = 14.7	Heightened risk of physical damage to any hygroscopic material, such as paintings, rare books, furniture, paper, leather, film, or color photos, due to extremely low or high levels of humidity, and / or excessive humidity fluctuation.
Mold Risk Mold growth in area or on collection objects	RISK MRF = 2.66	Heightened risk of mold growth due to extended periods of high humidity.
Metal Corrosion Corrosion of metal components or objects	RISK % EMC max = 14.7	Heightened risk of metal corrosion due to extended periods of high levels of humidity.

Graphs





Statistics

Temperature		Relative Humidity		Dew Point		T Limits		%RH Limits	
T°F Mean	64.4	%RH Mean	51	DP°F Mean	44.7	T°F < 55	4.5%	%RH < 30	10%
T°F Median	64	%RH Median	49	DP°F Median	45.2	T°F [55,78]	93.3%	%RH [30,60]	55.2%
T°F Stdev	6.5	%RH Stdev	18	DP°F Stdev	14.4	T°F > 78	2.1%	%RH > 60	34.8%
T°F Min	51.6	%RH Min	13	DP°F Min	9				
T°F Max	80.6	%RH Max	89	DP°F Max	73.5				

P2_14384 basement painting storage 2018

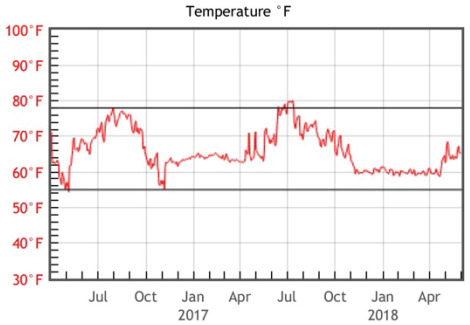
Somerville Museum

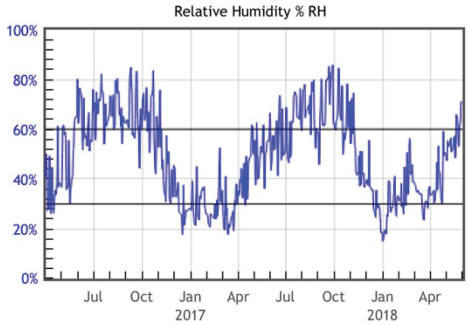
2016-04-01 to 2018-06-01
2 years, 2 months, 1 day

Preservation Environment Evaluation

Type of Decay	Risks & Metrics	Evaluation & General Comments
Natural Aging Chemical decay of organic materials	RISK TWPI = 42	Accelerated rate of chemical decay in all organic materials due to the cumulative effects of temperature and humidity, with especially high risk for fast decaying organic materials such as acidic paper, color photographs and cellulosic plastics.
Mechanical Damage Physical damage to hygroscopic materials	RISK % DC = 2.39 % EMC min = 5.4 % EMC max = 14	Heightened risk of physical damage to any hygroscopic material, such as paintings, rare books, furniture, paper, leather, film, or color photos, due to extremely low or high levels of humidity, and / or excessive humidity fluctuation.
Mold Risk Mold growth in area or on collection objects	RISK MRF = 2.14	Heightened risk of mold growth due to extended periods of high humidity.
Metal Corrosion Corrosion of metal components or objects	RISK % EMC max = 14	Heightened risk of metal corrosion due to extended periods of high levels of humidity.

Graphs





Statistics

Temperature		Relative Humidity		Dew Point		T Limits		%RH Limits	
T°F Mean	65.8	%RH Mean	49	DP°F Mean	44.4	T°F < 55	0.5%	%RH < 30	16.1%
T°F Median	64.4	%RH Median	49	DP°F Median	44.1	T°F [55,78]	96.8%	%RH [30,60]	54.4%
T°F Stdev	5.7	%RH Stdev	17	DP°F Stdev	13.7	T°F > 78	2.6%	%RH > 60	29.5%
T°F Min	53.4	%RH Min	15	DP°F Min	13.1				
T°F Max	80.7	%RH Max	89	DP°F Max	72.5				

Sodium Sulfate Decahydrate Crystallization
in the Basement Floor with Consequent
Damage to the Tile and Concrete

The Somerville Museum
April 19, 2003

Objects in Urgent Need of Treatment

The Somerville Museum
April 19,2003

#1 Historical Document Stuck to Glass

#2 Historical Map of Cambridge Covered in Mold

#3 Portrait of a Lady, "The Magoun Girl"

Objects in Urgent Need of Treatment

The Somerville Museum
April 19, 2003

#12 Upholstered or Caned Chairs

#13 All Other Paintings

#14 Historic or Rare Books

Repair and Restoration Proposal
WPA Bas-Relief
Somerville Public Library

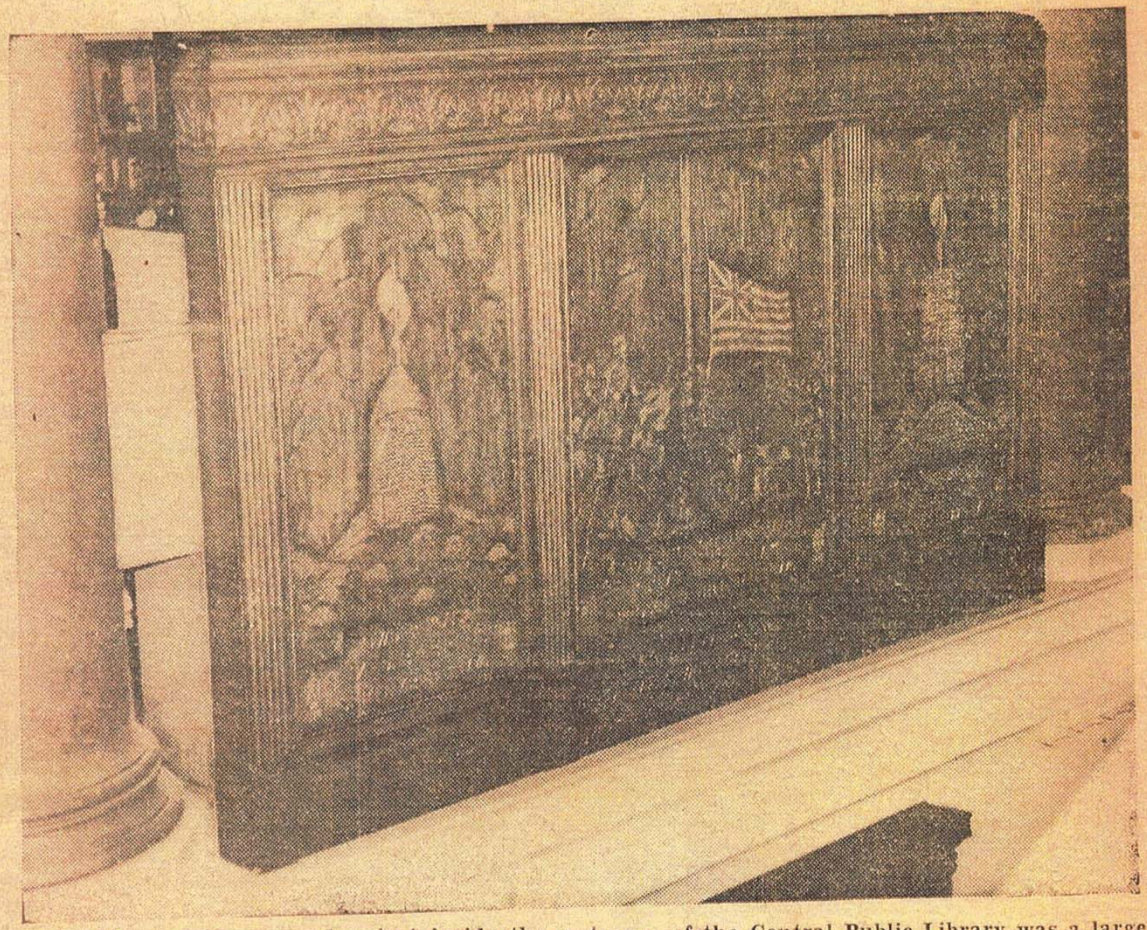
SITE OF
WASHINGTON'S
CITADEL 1775-76

SITE OF
WASHINGTON'S
CITADEL 1775 - 76

SEPTE

-76

Wood Carving of Revolutionary Scenes



Placed in position Tuesday just inside the entrance of the Central Public Library was a large three-paneled wood carving depicting three scenes of Revolutionary days in old Somerville.

The first panel, on the left, shows the Powder House, seized by the British during the early days of the war. The middle panel shows the raising of the Union Flag of the United Colonies on Prospect Hill. The panel on the right shows Washington's citadel from which General Washington surveyed the field of operations during the siege of Boston.

The carving is a product of the WPA wood carving project in Somerville.

S.J. 1939, July 27, 8:3

1938 Library WPA Project

of part time workers who had been with the library a considerable length of time a definite weekly salary with the benefit of vacations and sick leave. The duties of Supervisor of Schools and Deposits were extended to include Supervision of Children's Work throughout the system with the title, Supervisor of Schools and Deposits and Children's Work.

The experiment of closing the Central Library and all branches at one o'clock on Saturday afternoons during the months of July and August was greatly appreciated by the staff members and to my knowledge was heartily endorsed by the public. As proof that this did not work to the disadvantage of the public is evidenced by the circulation for these two months which showed an increase of over 6,000 over the same period in 1937.

Much interest has been shown in the bas-relief of Prospect Hill Tower and the elaborate bulletin board in Wellington Hall of the Central Library carved by the Somerville W.P.A. Work of Art Project. The W.P.A. authorities have been most cooperative and very generous to the library.

1939 Annual Report,
Somerville Public Library

SPL
Wood Carving

5 Hilary Road
Billerica Mass. 01821
May 17, 1999

Dear Mr. De Angelis

I met you at the Somerville library about three weeks ago about the standing historical wood carving panell you have in the hallway of your library.

When I was first taken to the Somerville library about 40 years ago by my husband to see his name on the Vetterans Panell outside ~~the~~ the Town Hall and to the Somerville Library to see the the hand carved wooden Oak panells and also a carved desk set that his father Leonel Medeiros was commissiond to ~~do~~ carve during the depression.

About 9 years ago I was visiting my sister who lived in Somerville at that time. The panell was still in perfect condition and while I was showing her this work of art a very rude man who was moving books in a cart proceeded to jam the cart against the panell and put a chip on it. I moved the panell.

Scope of Work Proposals

Melinda Carr	Surface cleaning	Tone scratches drag marks to blend	Dent rebuilding	Reduce edge splintering	Rebuild broken top right end plinth face	Secure loose plinth faces	**$4000-4500**
Christine Thomson	Surface cleaning	Fill gouges with epoxy	Color fills	Touch up dents & scratches	Apply two coats wax paste surface protection	Pre- & post-treatment condition documentation	**$3410.60**

ARTFARM

City of Somerville
Joseph A. Curtatone, Mayor
Alderman J.T. Scott

Project Team
Robert King - Director of Capital Projects
Brad Rawson - Director of Transportation & Infrastructure
Rich Raiche - Director of Engineering
Gregory Jenkins - Executive Director, Somerville Arts Council

Project Managers:
Luisa Oliveira—Parks & Open Space
Rob Cassano—Capital Projects
Jess Fosbrook— Engineering

Healthier US
Gold School

SUSTAINABILITY
CULTURE
COMMUNITY
DEVELOPMENT

Project History

Jan 26, 2014	Art Farm Focus Group Session # 1: Environmental Sustainability
February 2014	Art Farm Focus Group Session # 2: Arts & Culture
March 2014	Art Farm Focus Group Session # 3: Community Utility
May 2015	Art Farm Focus Group Session # 4: Economic Development
Fall 2015	Design Team Hired
Spring 2016	SMARTFarm Report
Summer 2016	Greenhouse & Refrigerator Installation, Remediation of Contaminated Soil Begun
December 2016	Community Meeting at Armory
Summer 2017	Remediation of Contaminated Soils Completed
Fall 2017	Electricity Brought on Site
	CPA Application
Dec 2017	**Mayor Commits to ArtFarm as Permanent Space with Infrastructure Below**
Spring 2018	Bulb Blitz
	Construction Staging Moved and Fence Erected
	Clean Up Day
	May 8: Community Meeting

ArtFarm: Two Halves,Two Projects

Phase 1

North: 2019 Construction of ArtBarn (1.6 million)

Construction of ArtFarm (1 million dollar CPA)

South: 2018-2019 StormWater Infrastructure Design

(2.1 million approved by BOA)

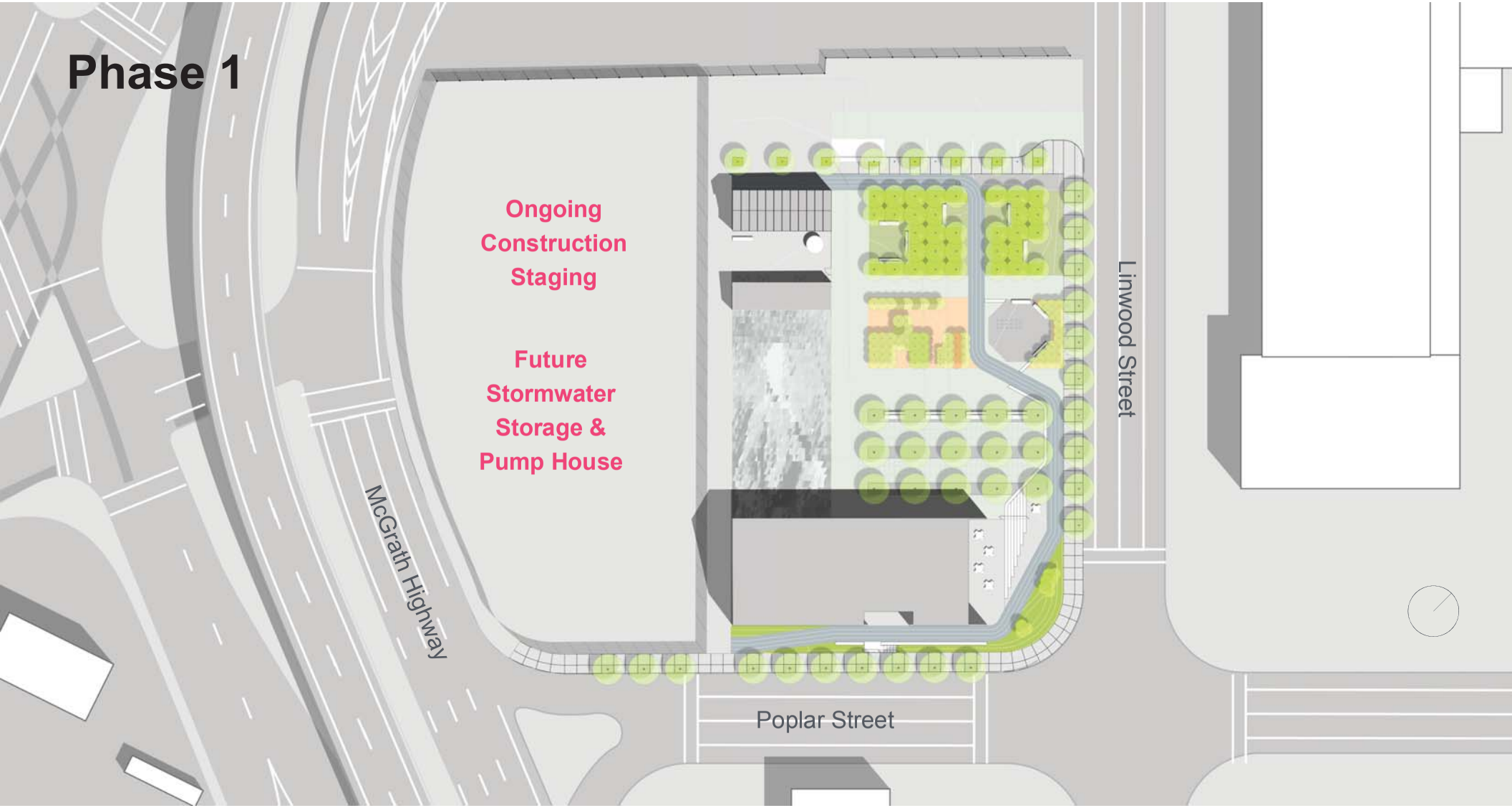
Phase 2

South: 2020 +Construction of StormWater Infrastructure

South: after completion of stormwater, Completion of ArtFarm

(600K: PARC, CDBG)

Phase 1

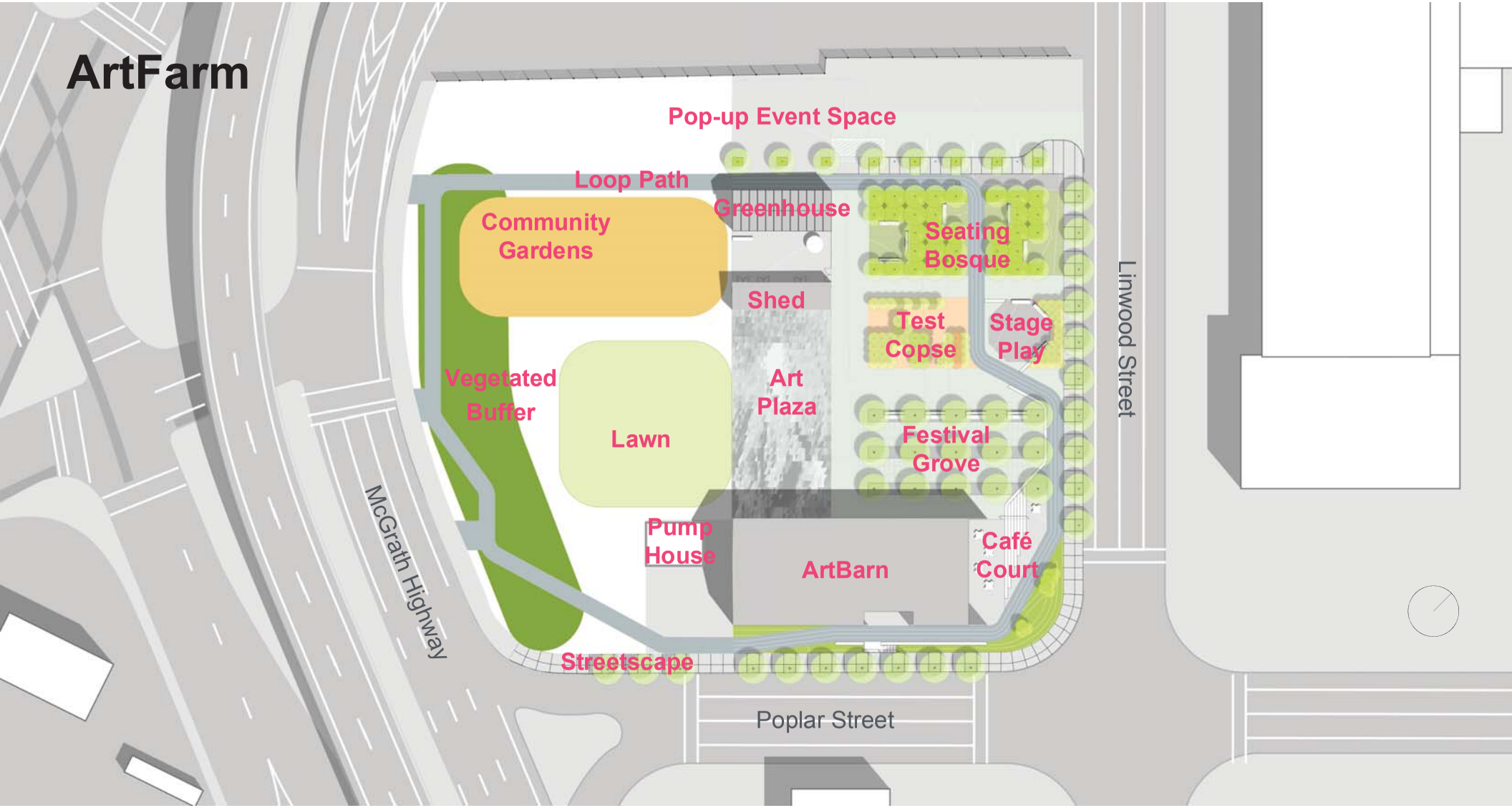

Ongoing
Construction
Staging
Future
Stormwater
Storage &
Pump House
McGrath Highway
Linwood Street
Poplar Street

It’s a System: 4 Projects

Environmental Benefits

- Separation of sewage and stormwater
- Cleaner water in waterways
- Less treatment of stormwater ($ and energy)
- Climate change adaptation
- Opportunity for green infrastructure and education

ArtFarm


Pop-up Event Space
Loop Path
Greenhouse
Community Gardens
Seating Bosque
Shed
Test Copse
Stage Play
Vegetated Buffer
Art Plaza
Lawn
Festival Grove
Pump House
ArtBarn
Café Court
Streetscape
McGrath Highway
Linwood Street
Poplar Street

We Heard: Put More Park in the Farm

- 5th Largest Open Space – 2 acres
- walking path
- discovery elements
- seating (permanent/ movable)
- community table
- lighting

RTFARM

ArtFarm: Two Halves,Two Projects

Phase 1

North: 2019 Construction of ArtBarn (1.6 million)

Construction of ArtFarm (1 million dollar CPA)

South: 2018-2019 StormWater Infrastructure Design

(2.1 million approved by BOA)

Phase 2

South: 2020 +Construction of StormWater Infrastructure

South: after completion of stormwater, Completion of ArtFarm

(600K: PARC, CDBG)

Community Preservation Act Funding Request
October 24, 2018

Landscape design for the John F. Kennedy School front schoolyard
at the corner of Sartwell Avenue and Cherry Street

Submitted by the City of Somerville School Department
and The Department of Parks and Open Space

Community Preservation Committee
Schoolyard Design Budget Request

CPA Budget Request *

$70,000 Design

<u>$5,000 Survey</u>

$75,000.00

*Does not include any funds for the design of a synthetic turf field.

Other schoolyards the City has renovated, updated or expanded:

Completed:

- East Somerville Community School Schoolyard (2013)
- Capuano Schoolyard (2013)
- Kennedy School Rear Tot-lot (2016)
- Argenziano Schoolyard (2017)
- Winter Hill Schoolyard (2018)

Planned:

- **Healey Schoolyard Design**: CPA Funded – Preliminary design work underway
- **Brown School Schoolyard Design**: CPA Funded – Community Process starts fall 2018
- **West Somerville Neighborhood School**: CPA Funded – Community Process starts fall 2018

John F. Kennedy School
Front Schoolyard

At the corner of Sartwell Avenue and Cherry Street

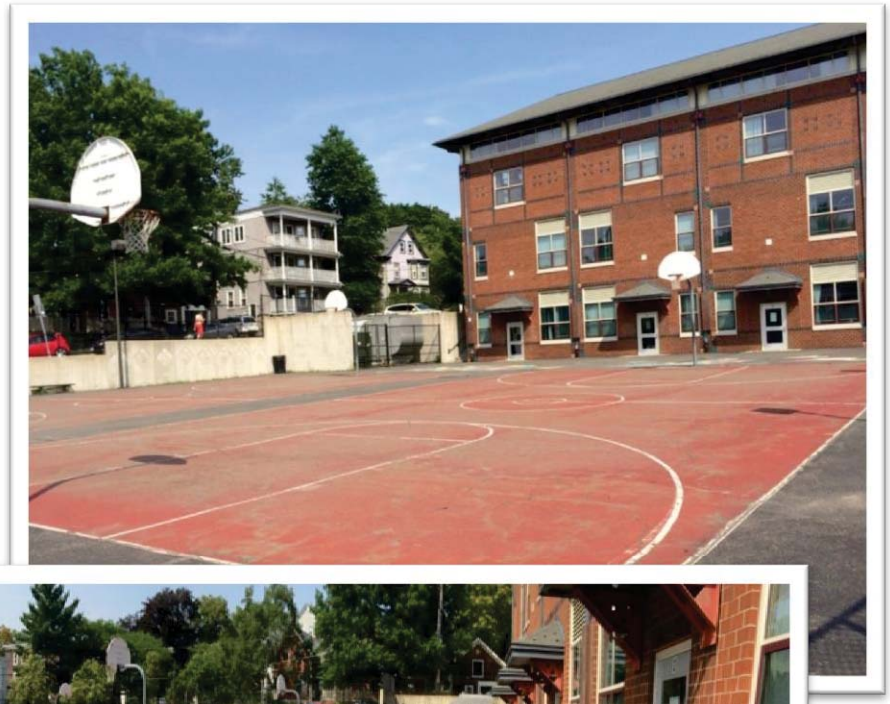
What are the existing conditions at the school?

- The Kennedy School front schoolyard is an expanse of cracked and patched asphalt, devoid of any play features except for two full basketball courts and other court games painted on the surface.

- The school yard does not have any trees, shade, or natural vegetation.

- The current design is lacking basic recreation and educational opportunities that would improve the mental and physical health of the students (K-8).

John F. Kennedy School – Front Schoolyard
Existing Conditions



Why is it so important to renovate our schoolyards?

Research shows:

- Quality schoolyard design and increased access to recreation can benefit children's physical and mental health and their academic performance. Play improves healthy childhood brain development and can lead to better schoolwork among preschool and primary-level students.

- Contact with nature has been tied to health in many studies. Time spent in and around tree-lined streets, parks, and playgrounds is linked to objective, long-term health outcomes including a reduction in depression and anxiety disorder, attention deficit/hyperactivity disorder (ADHD), obesity and migraines.

- A growing body of literature has shown that inequities in access to nature are particularly felt in urban areas, where children rely on parks and school grounds to access nature.

- Children with access to parks that include playgrounds have higher levels of physical activity than children with access to parks that lack playgrounds.

- Access to informal play in nature is important for mental restoration, positive and creative social play, physical activity and health and environmental care and competence .

- City children experience environmental inequities when they live in built environments that lack natural areas with diverse species and habitats.

- Children today show higher incidence of obesity, insufficient exposure to vitamin D, high rates of stress, anxiety and attention disorders and high incidence of bullying .

- City children experience environmental inequities when they live in built environments that lack natural areas with diverse species and habitats. This lack of access to nature, informal play and independent mobility has significant impacts on children's physical health and well-being. Informal play, in particular, is significant in that it promotes fields of free action, where children can independently explore.

City of Somerville Planning Objectives:

The City's Open Space and Recreation Plan prioritizes the need for schoolyard renovations.

Are there additional benefits for Somerville children and other residents? Yes!

- Once renovated, the front schoolyard at the Kennedy School will serve as a public park and open space during non-school hours and over the summer.

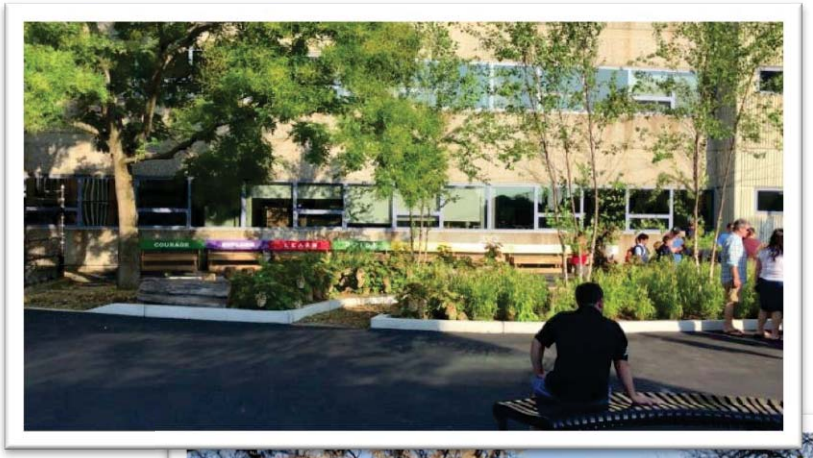
- Schoolyards can provide space for City recreation programming and community events.

What will be the focus of the new design?

- Safety and security for all students.
- 100% ADA access.
- Imaginative, interactive, and age-appropriate play features.
- Opportunities for active and passive recreation and contact with nature.
- Outdoor classroom spaces to support teaching and learning.
- Improved points of access and connectivity between spaces and the school.

What could the Kennedy schoolyard

look like?



How will the new playground design be developed?

- An initial community meeting will be held with school faculty, parents, and the neighborhood to gather input and establish the design criteria.

- The City will issue a Request for Proposals (RFP) to select a Landscape Architecture team.

- In a series of community meetings held in partnership with the community and the Landscape Architect, the City's Parks and Open Space staff will oversee the design of the schoolyard, ensuring that it is tailored to the needs of the City and the Kennedy school students and faculty.

Who Supports this Project?

- Kennedy School parents, students, and neighborhood residents
- The Kennedy School Improvement Council
- Kennedy School Principal Mark Hurrie, teachers and staff
- The Somerville School Committee
- Superintendent of Schools Mary Skipper
- OSPCD Director of Parks and Open Space Arn Franzen
- OSPCD Director of Transportation and Infrastructure Brad Rawson
- Ward 5 Alderman Mark Niedergang
- Mayor Joseph A Curtatone

Thank you for your consideration !