



Community Preservation Act Committee

Date: January 19, 2022

Time: 6:05pm – 7:50pm

Location: Conducted remotely due to Covid-19.

Minutes

Remote Participation:

- Clarissa Rowe
- Jo Anne Preston
- Susan Doctrow
- David Swanson
- JoAnn Robinson
- Leslie Mayer
- Kin Lau (6:28)
- Alexander Franzosa
- Pamela Heidell

Also Attending Remotely:

- Julie Wayman
- Jim Feeney
- Douglas Heim
- Dermot Whittaker
- Bob Tanner
- Zack Phillips
- Don Mills
- Robert Brazile
- Heather Leavell
- Deanna Stacchi *in preparation of minutes*

Chair Clarissa Rowe welcomed members and guests at 6:05 pm. Rowe explained that due to Covid-19 the meeting was conducted remotely and read through the Town's disclaimers about remote meetings.

Meeting Minutes

- a. Minutes of 11/03/2021 were tabled until the next meeting

FY23 Applicant Presentations

- a. Jarvis House Preservation and Restoration
Douglas Heim, representing the Town of Arlington Legal Department, presented on behalf of the Jarvis House Preservation and Restoration Project. Jarvis House is an Arlington home

listed on the National and Local historical districts registry. The home is owned by the Town and this application is in accordance with the Town's Master Plan of maintenance and use as a historic site/town office. Mr. Heim provided a historical background of the home as well as a plan for preserving and restoring the exterior of the structure, improving the building envelope and updating the HVAC system in hopes to prevent further structural damage and improve energy efficiency. Requesting \$65k for exterior and envelope – repairs, patch and paint the structure exterior and replacing storm windows, as appropriate. \$80k for new heat pump style HVAC system and climate control systems to improve indoor conditions which are currently damaging the structure.

Mr. Lau suggested that a contingency be added to the proposal. Ms. Heidell inquired about bidding plans and additional funding opportunities. Mr. Heim stated that the scopes of work would be bid separately to maintain historical integrity. A Capital Plan request has been submitted as well. Ms. Mayer inquired about the management of the project as well as additional information about any required ADA compliance. Mr. Heim has reached out to the Facilities Department and will also personally oversee the project. The application for Jarvis House does not include updating the structure to meet ADA compliance standards based on the 1/3 threshold. Ms. Robinson offered CPA assistance and support in creating a 5 year plan. She also advised adding a 10% contingency to the plan.

b. Covenant Church Accessibility Improvements

Don Mills, on behalf of the Covenant Church, presented the history of the Covenant Church dating back to 1899. The proposed plan includes increasing accessibility to the public through a restoration and renovation of the front entrance, the public rest rooms and walkway access via Park Avenue Extension. Mr. Mills also shared several letters of support. The project is seeking \$100K from CPA to be combined with \$50K from the church. The anticipated completion date is September 2022, aligning with the start of the school that is housed on the premises. Ms. Robinson has worked with Mr. Mills to connect with Town resources. Ms. Heidell recommended including language in the grant agreement regarding maintaining civic connections detailed in the proposal. Pastor Zack Phillips spoke in support of the project stating that the church has become a welcoming place for the community.

c. Jason Russell House Preservation

Robert Brazile spoke on behalf of the Arlington Historical Society, the property's steward since 1923. A condition assessment and preservation plan has been conducted by an architect familiar with historical structures. Phase 1 included urgent repairs to the foundation and gutter and site work to prevent further water-related damage and concerns. Phase 2 included refurbishment of doors and windows. Phase 3, the current phase, includes installation of a geothermal HVAC system which will improve climate control for artifact preservation and increased access to the public during winter months. A video of this work can be viewed on the Arlington Historical Society & Jason Russell House Facebook page. Phase 4 requests \$150K including a \$27K contingency. Phase 4 will include finishing foundation repairs and remaining restoration. Four wells have been drilled for the geothermal system. No trees have been removed during this process. The current driveway has been widened to allow equipment access. The HVAC equipment is now in place. Upcoming activity includes insulating the attic to prevent ice dams and heat loss, landscape work, and restoration of the driveway. Ms. Mayer

commended the AHS for their phased planning and securing of state funding. Ms. Rowe also supported AHS stating that in the past projects were completed under budget and funding was returned to CPA.

d. Old Schwamb Mill Barn

Dermot Whittaker spoke on behalf of the Schwamb Mill Preservation Trust. The roof, south and east sides have previously been restored. Due to an increase in cost and access to materials resulting from Covid-related closures and hinderances, Mr. Whittaker researched companies in the area and found one in Vermont that produces suitable clapboard siding. To complete the three buildings, the Trust is looking to secure \$45K, including \$1,735 in contingency. A portion of previous CPA funding was returned as the previous phase came in under budget. Ms. Preston inquired about the origin of the paint color used for the structure exterior. Mr. Whittaker and Mr. Tanner shared that the paint was researched from sampling from existing wood.

e. Dallin Museum Collection Preservation and Rehousing

Heather Leavell and the Dallin Museum is a first-time CPA applicant requesting funding to purchase materials and furniture better suited to preserve artifacts and documents stored in the Dallin Museum. Currently acidic folders, boxes and file cabinets are being used to store historic photos, documents and art work. The Museum is requesting funding to purchase appropriately designed furniture and closets to preserve the historical artifacts. The request is supported by a 2014 assessment of the materials and storage facilities which showed that the artifacts are not protected from staining, gases, and fire. The Museum is currently digitizing the collection and hopes to secure funding for quality storage furniture, folders and boxes to prevent further damage and aging to the artifacts as well as increase the organization and cleanliness of the Museum. The project is expected to be completed by December 2022, taking into account a labor timeline of 6-12 weeks and Covid-related delivery delays anticipated to be around four months. Mr. Lau inquired about additional funding. Ms. Leavell stated that additional funding for the digitization project has been secured with the support of Representative Garballey. The CPA request will cover purchasing materials and furniture for preservation of the material artifacts.

Clarissa Rowe moved to adjourn at 7:50pm.

Roll call vote to approve:

Alexander Franzosa: Yes

Clarissa Rowe: Yes

Dave Swanson: Yes

Jo Anne Preston: Yes

JoAnn Robinson: Yes

Kin Lau: Yes

Leslie Mayer: Yes

Pamela Heidell: Yes

Sue Doctrow: Yes

The vote was unanimous. The meeting adjourned at 7:50pm.