

# Charlestown Preservation Society

Annual Meeting Minutes  
Monday, June 20, 2022

## Not Present:

Joe Foresi  
David Hennessey  
Darrell Villaruz

## CPS Board Members:

Amanda Zettel – President  
Chris Remmes – Vice President  
Richie Banerji – Secretary  
Chris Doggett – Treasurer  
Jeanne Brady - Administrator  
Kent Edwards  
Joe Foresi  
David Hennessey  
Scott Holmes  
Marley Kanda  
Ellen Kitsis  
Pippa Nava  
Darrell Villaruz

## Agenda

1. **Welcome** – Amanda Zettel
2. **2021-2022 Board of Directors Introduction** – Amanda Zettel
3. **Protect Historic Charlestown Committee Update** – Judy McDonough
  - a. Preservation Park
    - i. \$5K of Casino Project mitigation grant of \$10K was matched by CPS
    - ii. Hiring Yardworks to do the landscaping
    - iii. Still dealing with disconnect between Parks Department and Public Works
  - b. Charlestown Peace Park
    - i. Received \$500K CPA grant
    - ii. Kyle Zick design was approved
    - iii. MassDOT owns the property but does not want to administer grant
    - iv. Friends of the Peace Park non-profit created to handle renovations
  - c. Charlestown Working Theatre (CWT)
    - i. Helping CWT administer \$75K CPA grant for removal of overgrown ivy, vegetation, trees
    - ii. They will apply for new grant to take care of the rest of the exterior
  - d. Union Street Architectural Conservation District -

Owner of 8 Lawrence Street sued ISD to be allowed to demolish the building and won, so application was amended to a single building (30 Union Street)
  - e. Monument Square Landmark District
    - i. Proposed district includes only homes around the square's perimeter
    - ii. Petition was submitted to Boston Landmarks Commission in May
    - iii. We hope to be on their agenda this summer
  - f. Sullivan Square

Thematic Industrial Architecture Conservation District may be proposed for this area

- g. Historic Markers – over 20 markers were installed this year

4. **Advocating for Preservation** – Amanda Zettel
  - a. Meeting with Mayor Wu – Amanda & Chris R. met with Mayor Wu and presented her a letter enumerating primary concerns about development in Charlestown
  - b. In addition, CPS has been working with these other local politicians:
    - i. Gabriela Coletta (City Councilor, district)
    - ii. Kenzie Bock (City Councilor, at-large)
    - iii. Dan Ryan (State Representative)
    - iv. Sal DiDomenico (State Senator)
  - c. Amanda also had a chance to meet and chat with new BPDA Director Arthur Jemison at Mayor Wu’s recent Press Conference in Charlestown.
5. **Design Review Committee Update** – Marley Kanda
  - a. Design Projects reviewed last year included:
 

420 Rutherford Ave; 201 Rutherford Ave (Bunker Hill Mall); Flynn Junkyard/One Mystic; 425 Medford Street; Five Cent Bank Addition; Russell Street house; 8 Lawrence Street; 46R High Street; 33 Bartlett Street; 80 and 194-198 Bunker Hill Street; Sullivan Street house, Lexington Street house; 18 and 41 Mt. Vernon Street
  - b. Plans for 2022:
    - i. Transparent Standards and Criteria for administrative committee review
    - ii. Quick guide to types of zoning variances CPS will support or oppose
    - iii. Advocacy for policy changes around abutters meeting notifications
6. **Event Committee Update** – Pippa Nava
  - a. Oldest Buildings in Charlestown Tour
    - i. Led by City Archeologist Joe Bagley, author of *The 50 Oldest Buildings in Boston* (proceeds from which benefit the BLC)
    - ii. Partnered with Charlestown Historical Society
    - iii. Approx. 90 people took the tour; approx. 50 people attended dinner reception after at Memorial Hall
  - b. Phipps Burying Ground Tour with Archeologist Tim Riordan
  - c. *If This House Could Talk ...* (May Day Event)
    - i. Self-guided external tour of historic homes in the neighborhood
    - ii. Twelve homeowners officially participated, researching their homes with help from CPS and putting up posters describing their homes’ history; several other homeowners joined impromptu
    - iii. Over 270 people opened the published google map
  - d. Other CPS May Day events
    - i. Children’s Architectural Scavenger Hunt
    - ii. “50/50” Raffle with \$10K prize raising \$6.5K for CPS
    - iii. “Clean Sweep” cleanup with CharlestownDogs and Smoochie Poochies
  - e. Upcoming Events
    - i. Historic Neighborhood House Tour – 9/17/22 (have 4 homes committed, 3 pending so far)
    - ii. Holiday Stroll, Charlestown Business Alliance

- iii. Preservation Month Workshop – How to Research Your Historic House (Mar/Apr)
- iv. Marker Program and Tour
- v. May Day Events redux

**7. Membership Report – Chris Remmes**

- a. Currently 387 “subscribed” members, over 1000 on email list
- b. Renewal Date
  - i. Technically in June, but flexible (e.g., if someone renews in April, they are good to June following year...)
  - ii. Automatic renewals recur on anniversary of first payment
- c. Outreach
  - i. Postcard mailing in 2021 did not yield good return; need to consider letter with postpaid return envelope?
  - ii. Agreed to begin with email outreach, followed by hand delivered postcards
  - iii. Agreed to send first membership renewal email in one week

**8. Board Obligations and Volunteers – Richie Banerji**

- a. 2021-2022 first year operating under revised By-Laws
- b. Board members need to live in Charlestown
- c. All twelve Board members have agreed to return
- d. Board members commit to:
  - i. Attending bi-monthly Board meetings (every other month)
  - ii. Participating in events and fund-raising
  - iii. Not currently a requirement to pay dues
  - iv. Soliciting volunteers for various programs
- e. We currently have about 60 people interested in volunteering although not all are CPS members (which is not a requirement)
- f. Motions:
  - i. Proposed and seconded that Board Members shall be required to pay annual dues – passed by unanimous consent with a quorum of nine Board Members present
  - ii. Proposed and seconded that Tiffany Riddle be added as a 13<sup>th</sup> Board member - passed by unanimous consent with a quorum of nine Board Members present
  - iii. Proposed and seconded that the resulting slate of Board members be accepted - passed by unanimous consent with a quorum of nine Board Members present
  - iv. Proposed and seconded that the CPS Officers for the coming year be as follows:

*President, Amanda Zettel (continuing)*

*Vice President, Richie Banerji (new)*

*Secretary, Darrell Villaruz (new)*

*Treasurer, Chris Doggett (continuing)*

- passed by unanimous consent with a quorum of nine Board Members present

9. **2021-22 Financial Report** – Chris Doggett

- a. Fundraising Programs/Events Income (\$24,671)
  - i. May Day Raffle - \$16.5K
  - ii. Oldest Buildings Walking Tour – \$2618 (for both tours)
  - iii. Phipps Burying Ground Tour
  - iv. House Marker/Number Program – \$5146
- b. Grants Awarded (\$176,760)
  - i. Peace Park - \$167K
  - ii. Preservation Park - \$10K
- c. Other Income (\$9427)
  - i. Membership Dues - \$7,380
  - ii. Donations & Gifts - \$1,932
  - iii. Interest - \$115
- d. Expenses
  - i. Programs and Events - \$19,362
  - ii. Special Grant Projects - \$15,325
  - iii. General & Administrative - \$13,273
- e. Taxes
  - i. Cleaned up 5 years of tax records
  - ii. Received 2021 Federal & State Tax extensions to November 2022
  - iii. Independent Financial Statement Review likely required for MA, to be completed by November 2022
- f. Friends of Peace Park
  - i. Non-profit created to administer grant
  - ii. Judy McDonough elected President for one year