

Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

84 State Street, Suite 600
Boston, MA 02109
Tel. 617-350-8885
FAX 617-350-8889

December 11, 2009

Ms. Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

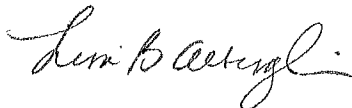
Re: St. Joseph's Redevelopment, 129-151 Lafayette Street, Salem, MA

Dear Ms. Simon,

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470f), and its implementing regulation 36 CFR 800, "Protection of Historic Properties," and as authorized by the U.S. Department of Housing Urban Development (HUD) as an applicant for a Section 202 Supportive Housing Capital Advance, enclosed please find the Planning Office for Urban Affairs' Project Notification Form regarding the proposed redevelopment of the former St. Joseph's Church complex in Salem, MA.

We look forward to consulting with the Massachusetts Historical Commission on this project.

Sincerely,



Lisa B. Alberghini
President

Cc: Mayor Kimberley Driscoll
Director of Planning and Development Lynn Duncan

"Some men
see things as they
are and say, why?
I dream things that
never were and say,
why not?" RPK

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH
APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: St. Joseph's Redevelopment
Location / Address: 131-135 Lafayette
City / Town: Salem, MA 01970

Project Proponent

Name: Planning Office for Urban Affairs, Inc.
Address: 84 State Street, Suite 600
City/Town/Zip/Telephone: Boston, MA 02109 / (617) 350-8885

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or Funding</u>
United States Department of Housing and Urban Devlpt.	Section 202 Capital Advance
Federal Home Loan Bank	Affordable Housing Program Subsidized Advance
Federal Home Loan Bank	Affordable Housing Program
Mass. Dept. of Housing and Community Development	HOME, Housing Stabilization Fund, Commercial Area Transit Node Housing Program, Community Based Housing
Mass Housing	Massachusetts Affordable Housing Trust Fund
North Shore HOME Consortium	Federal Home Investment Partnerships (HOME)
City of Salem	HOME & CDBG
Massachusetts Highway Department	Curb cut permits

Project Description (narrative):

The St. Joseph's Redevelopment is a transit oriented development that will serve as the gateway to Salem's historic downtown and the Point Neighborhood, while also addressing significant traffic concerns, providing badly needed affordable housing, and supporting economic development through the provision of ground floor retail space and jobs. The proposed redevelopment of the former St. Joseph's Parish property offers an extraordinary array of benefits to the City of Salem and the surrounding region. Strategically located at the nexus of the historic Salem Central Business District, the Point Neighborhood, Shetland Park (the largest employer base in the region) and nearby Salem State College, the proposed development responds to the finest traditions of collaboration between the public and private sectors. The St. Joseph's Redevelopment initiative is critical to the City's plan to revitalize this area and will:

- ◆ Offer approximately 73 units of mixed-income, workforce housing to address a severe shortage of quality affordable housing in the area, benefiting workers and employers alike;
- ◆ Mitigate several egregious public safety hazards at the adjacent intersections, one of which ranks in the top five most dangerous intersections in the State;
- ◆ Create up to 18,400 square feet of first floor retail space to help boost the local economy, provide jobs, and re-animate the streetscape; and
- ◆ Foster increased public transit use and pedestrian activity along Lafayette Street (Rt. 114), and facilitate smooth traffic flows on this crucial commercial arterial that serves the entire region.

The St. Joseph's Redevelopment parcel is the entire city block bounded by Harbor Street to the north, Lafayette Street to the west, Dow Street to the south and Salem street to the west – except for three residential parcels on the southeast corner of the site fronting Dow Street, which are privately owned.

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APPENDIX A (continued)

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The St. Joseph's Redevelopment parcel currently includes four structures, listed below. The vacant church building was used as a worship space. The vacant rectory building was used as a residence for parish priests and the vacant convent was used as a residence for sisters associated with the parish. The vacant school was used as a grammar school.

<i>Building</i>	<i>Address</i>	<i>Year Completed</i>	<i>Gross Floor Area</i>	<i>Stories</i>	<i>Existing Condition¹</i>	<i>Demolish?</i>
School	18 Harbor St.	1921	23,250 sf	3	Fair	Reuse
Convent	Harbor St.	1962	23,970 sf	2	Good	Demolish
Church	131 Lafayette St.	1951	36,360 sf	2	Fair	Demolish
Rectory	129 Lafayette St.	1917	13,500 sf	3	Fair-Good	Reuse

Careful consideration has been given to the condition of each existing building on the site and their potential for reuse, both by the Planning Office's assessment, and though the City of Salem's own Parcel Reuse Study. While two of the four structures will be demolished, several critical community benefits are incorporated into the plan in order to mitigate any potential adverse impact determination.

The Convent will not remain part of the redevelopment plan because it has little architectural significance, does not add to the character of the development site, is of recent construction (the most recently built structure on the parcel, 1962) and presents physical difficulties for redevelopment. All of the walls in the convent are load-bearing, and so to change the floor plan in any way would necessitate the addition of beams and columns to support the widened spans, which would be prohibitively expensive. Removal of walls may also have seismic ramifications. According to the St. Joseph Reuse Study, the most physically feasible and marketable redevelopment option for the convent is SRO Housing, which is inconsistent with the community's need for affordable elderly and workforce housing, and the need for more significant investment at this site. Furthermore, removing the convent from the site creates open space for landscaping and parking on the campus and convenient and safe vehicular entry off of Harbor Street.

The church building requires significant structural and masonry repair. As with all church buildings, it poses significant barriers to redevelopment. According to an engineer's report in the St. Joseph Parcel Reuse Study, the Church can only structurally be reused with a fixed floor assembly plan, but not as a non-fixed assembly area, gymnasium or seating area. According to the study, "any additional floors within the building would require the construction of a structure within a structure." Additionally, the number, type and location of openings that would need to be introduced into the faced in order to retrofit the space for housing use would dramatically alter its appearance. The City Council, which has members with a personal connection to the church, has also acknowledged that in order for the site to be viable for mixed use redevelopment, the church building will need to be demolished. (See Exhibit F - Salem Evening News, Feb 2006).

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The project's plan is to alternatively preserve the rectory for use as approximately 8 condominium units of housing, or sell the rectory to a third party for use as a youth hostel, office space or other allowed use on the condition that the rectory is preserved. Rehabilitation would be minimal; the building would retain its dormitory layout. It is likely that a wheelchair ramp will be added to the exterior of the building; however no elevator or additional stair columns will be added along the building's façade.

The project plan will also preserve the historic school building at the corner of Harbor and Salem Streets as 20 units of senior housing, keeping the general corridor layout and the vestibules of the building. As there is no elevator in the school, it is likely that an elevator column would be added to the rear façade of the school building, in order to make it compliant with ADA accessibility standards.

¹ See Appendix D – St. Joseph's Parcel Reuse Study. P. 24 for conditions and

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APPENDIX A (continued)

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

The project includes the construction of a four-story building at the corner of Lafayette and Dow Streets. The building would contain an estimated 45 apartment units. The new four-story building is also expected to contain up to 18,400 square feet of retail space fronting Lafayette Street. See Exhibit B for proposed floor plans and elevations. As the elevations show, the 126,617 square foot building would be four stories tall, of brick construction, in keeping with the historic character of the neighborhood.

The preservation of the campus-like atmosphere of the site and the preservation of two early 20th century parish buildings on the property will offset the loss of the two structures to be demolished. The high quality brick construction of the new 4-story residential building fronting Lafayette Street, in character with the two rehabilitated building, will preserve the massing and landmark nature of the parcel and anchor the corridor in the way that the Church has for decades.

Additional benefits of this project that could not be achieved without demolition include the removal of a vacant and blighted property, up to 73 units of quality affordable housing close to downtown and regional transit connections and the addition of new neighborhood commercial space. This project will encourage economic growth by providing workforce housing for local businesses; and will support workers and employers alike. It will allow for significant infrastructure improvements to a dangerous intersection, at the surrounding park and Harborwalk area. The project will also contribute funds annually toward the upkeep of Lafayette Park. St. Joseph's Redevelopment will revitalize the lowest income neighborhood in the City of Salem, and provide additional value and opportunity for this immigrant community, just as the church had provided such benefit on the site for nearly one hundred and thirty years.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

There are no known archaeological properties that exist within the project's area of potential impact. The school and the rectory buildings, the two buildings that will be preserved, are of historical significance because their construction took place in the period of rebuilding of the Point neighborhood after it was completely destroyed by the Great Salem Fire of 1914. These rebuilding efforts, overseen by the Salem Building Commission, achieved notable scale and contributed to the neighborhood's current coherent architectural form, which exhibits that era's innovations in building code and fire safety.

What is the total acreage of the project area?

Woodland	0	acres	Productive Resources:		
Wetland	0	acres	Agriculture	0	acres
Floodplain	0	acres	Forestry	0	acres
Open space	1.81	acres (1.5 paved, 0.3 landscaped)	Mining/Extraction	0	acres
Developed	0.89	acres	Total Project Acreage	2.68	acres

What is the acreage of the proposed new construction?

0.75 Acres Built; 0.75 Open Space; 1.20 Parking

What is the present land use of the project area?

The present land use is institutional, though the structures have been vacant for over 5 years. The parcel, originally zoned R-3, has been designated by the Salem City Council as B-5, which accommodates mixed residential, commercial and institutional uses.

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APPENDIX A (continued)

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

Exhibit A – USGS quadrangle maps and two parcel maps

Exhibit B – Photographs of the proposed project site

Exhibit C – Proposed floor plans and elevations for the school residential adaptive reuse and the new Construction

Exhibit D – St. Joseph's Parcel Reuse Study (Prepared for City of Salem, November 2005)

Exhibit E – MACRIS Records: (1) St. Joseph Church, (2) St. Joseph Rectory

Exhibit F – Salem Evening News, Feb 2006

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____

Date: _____

Name: Lisa B. Alberghini, President, Planning Office of Urban Affairs, Inc.
Address: 84 State Street, Suite 600
City/Town/Zip: Boston, MA 02109
Telephone: (617) 350-8885

REGULATORY AUTHORITY

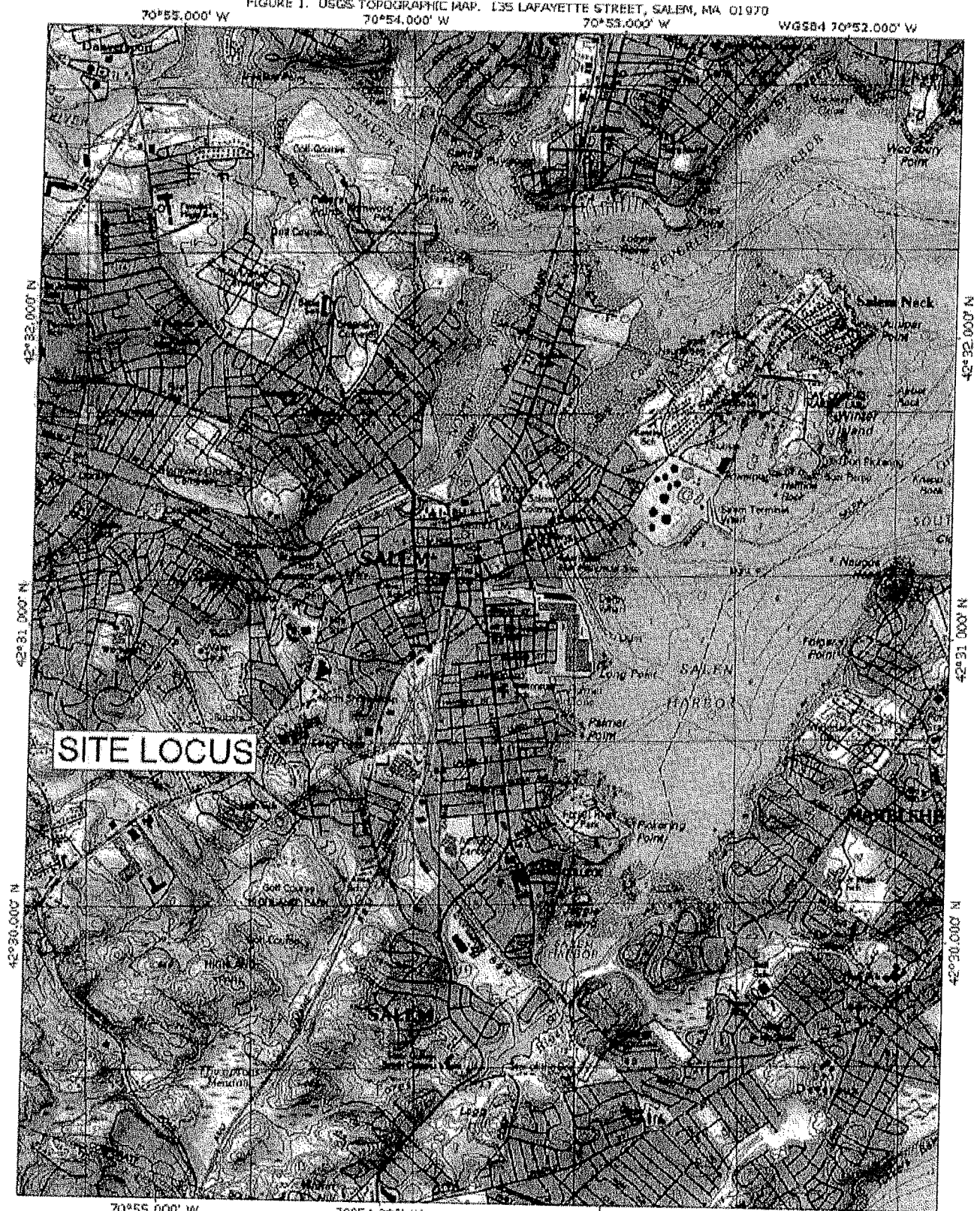
7/1/93

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

950 CMR - 276

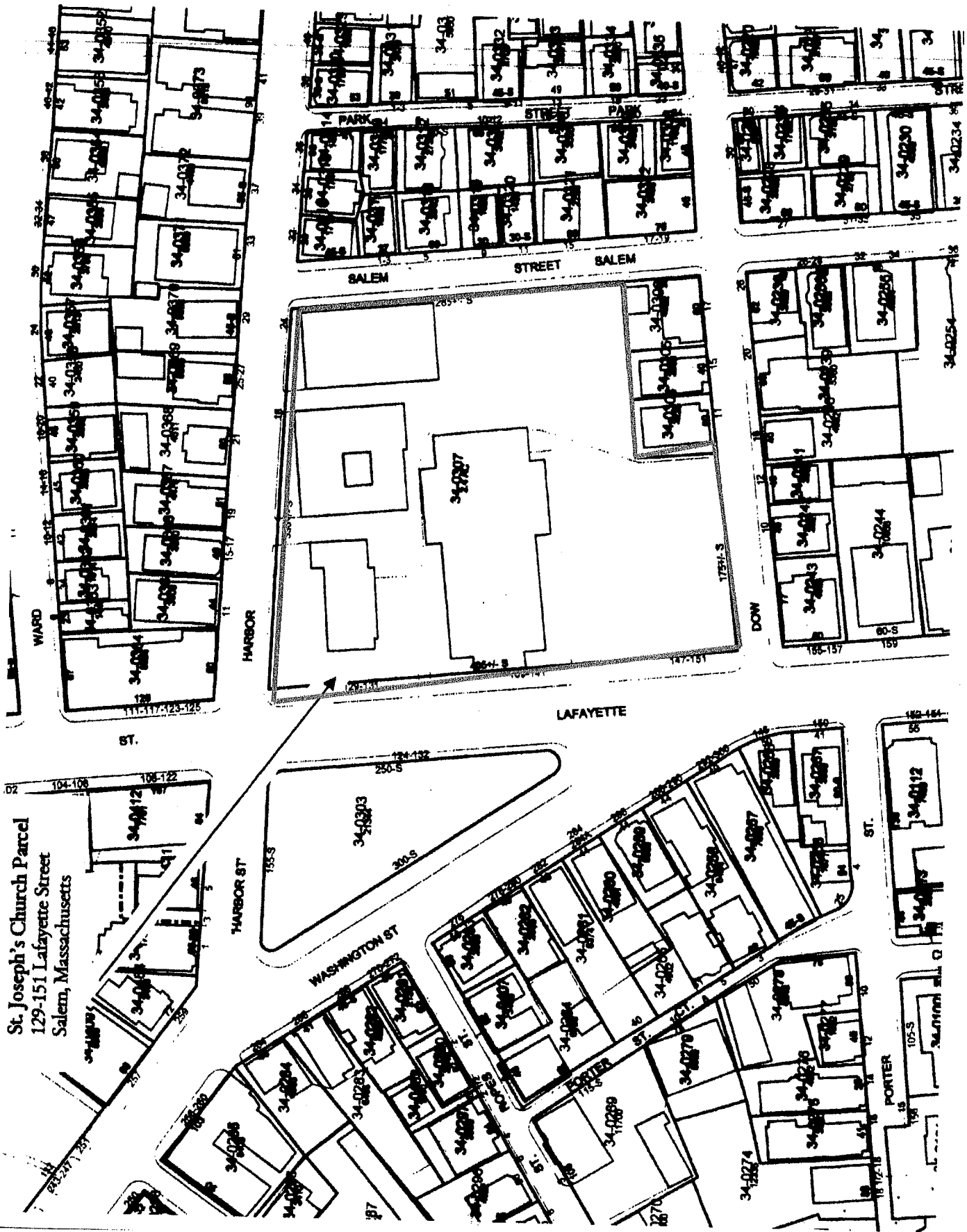
Exhibit A

FIGURE 1. USGS TOPOGRAPHIC MAP. 135 LAFAYETTE STREET, SALEM, MA 01970



MH:TR
1:25K

Map created with TOPOIG 6.0 ©2003 National Geographic (www.nationalgeographic.com/topoig)

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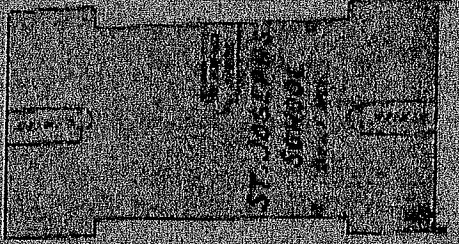
27

BOU

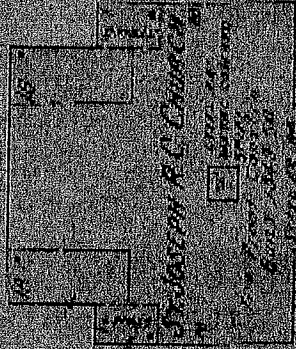
SALEM

LA BO

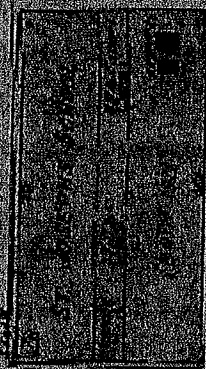
LAFAYETTE



ST. JOSEPH'S
SCHOOL



ST. JOSEPH'S R.C. CHURCH

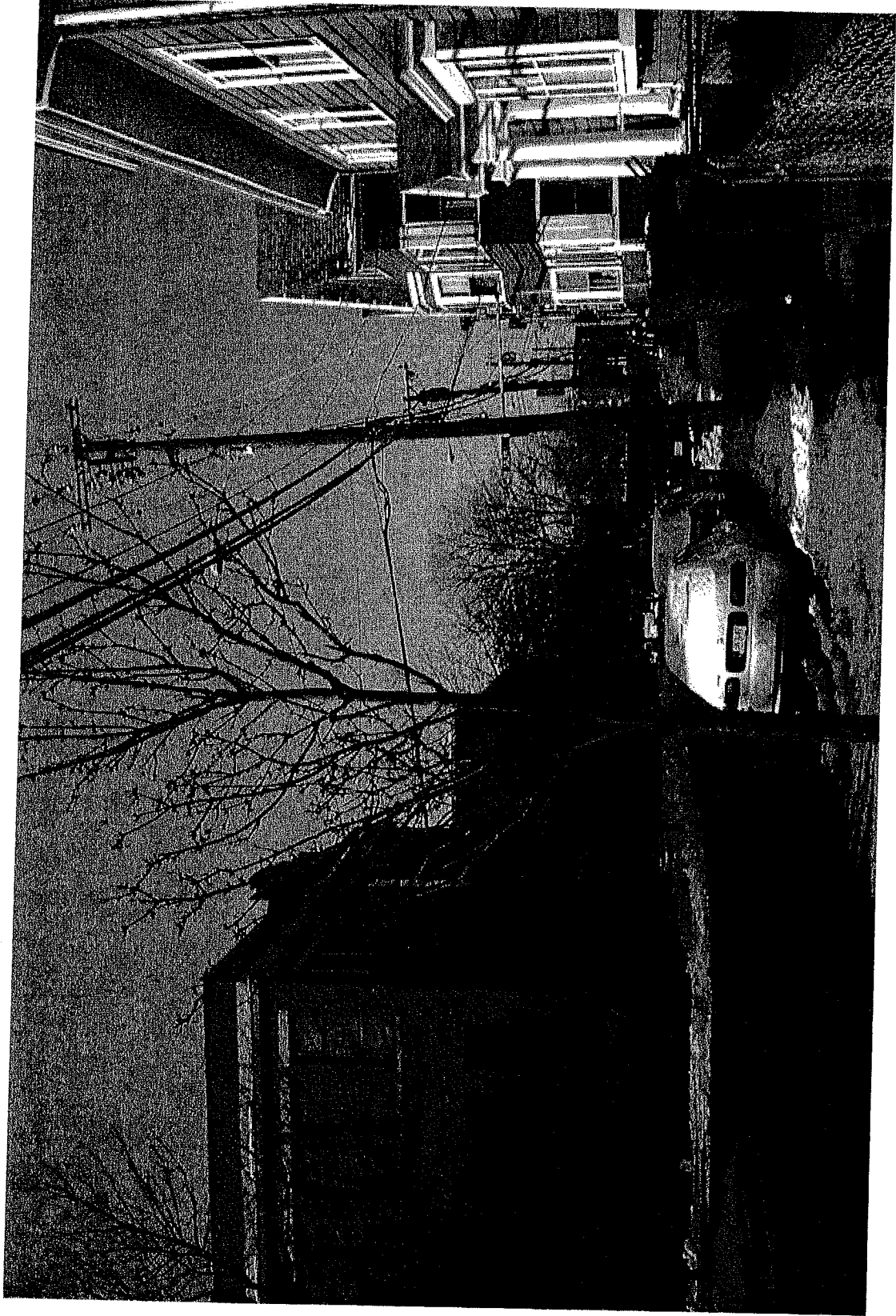


ST. JOSEPH'S
HIGH SCHOOL

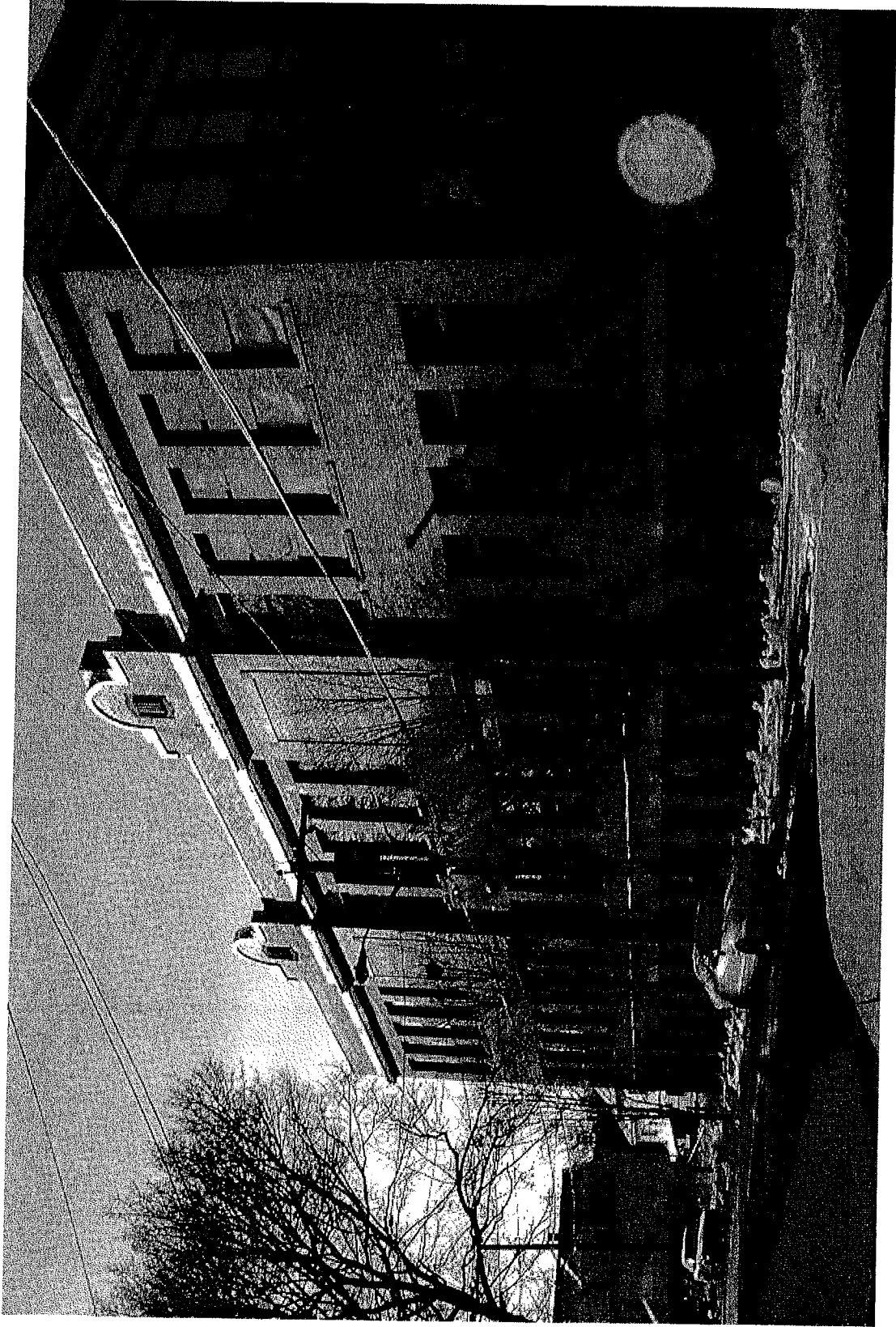
Exhibit B



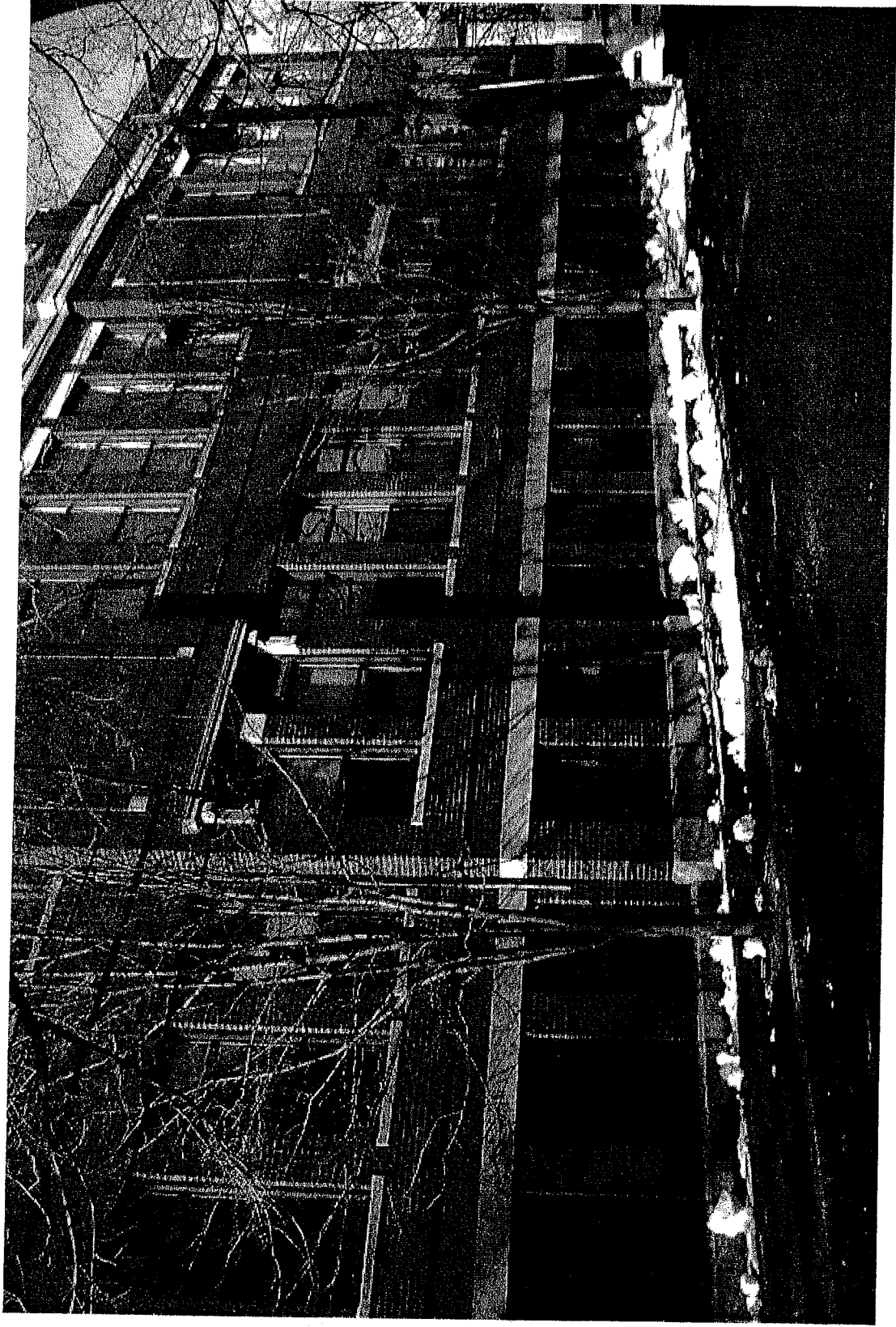
School Building, Northeast side, looking west down Harbor Street



School Building, Northeast side, looking west down Harbor Street 2



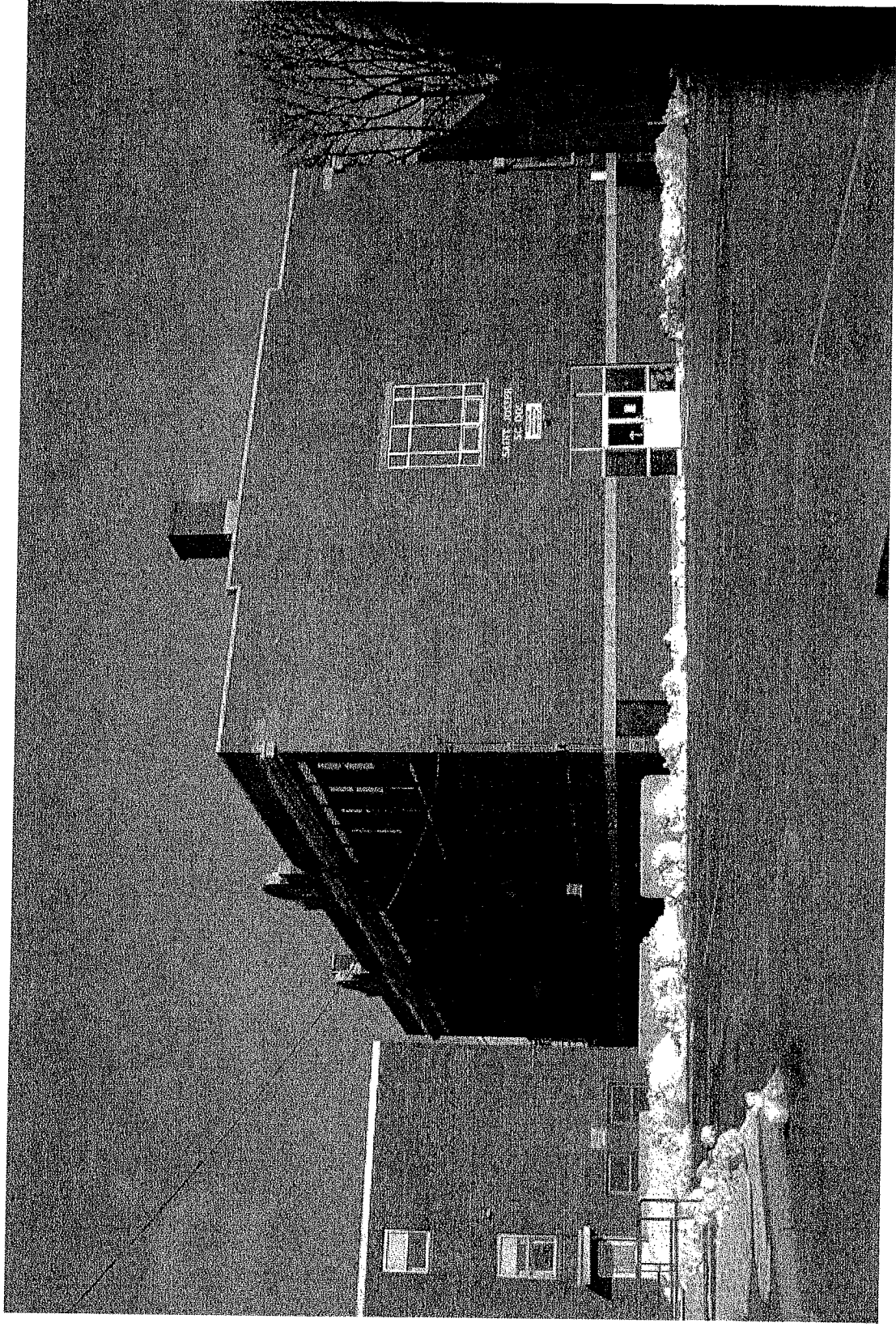
School Building, East Elevation



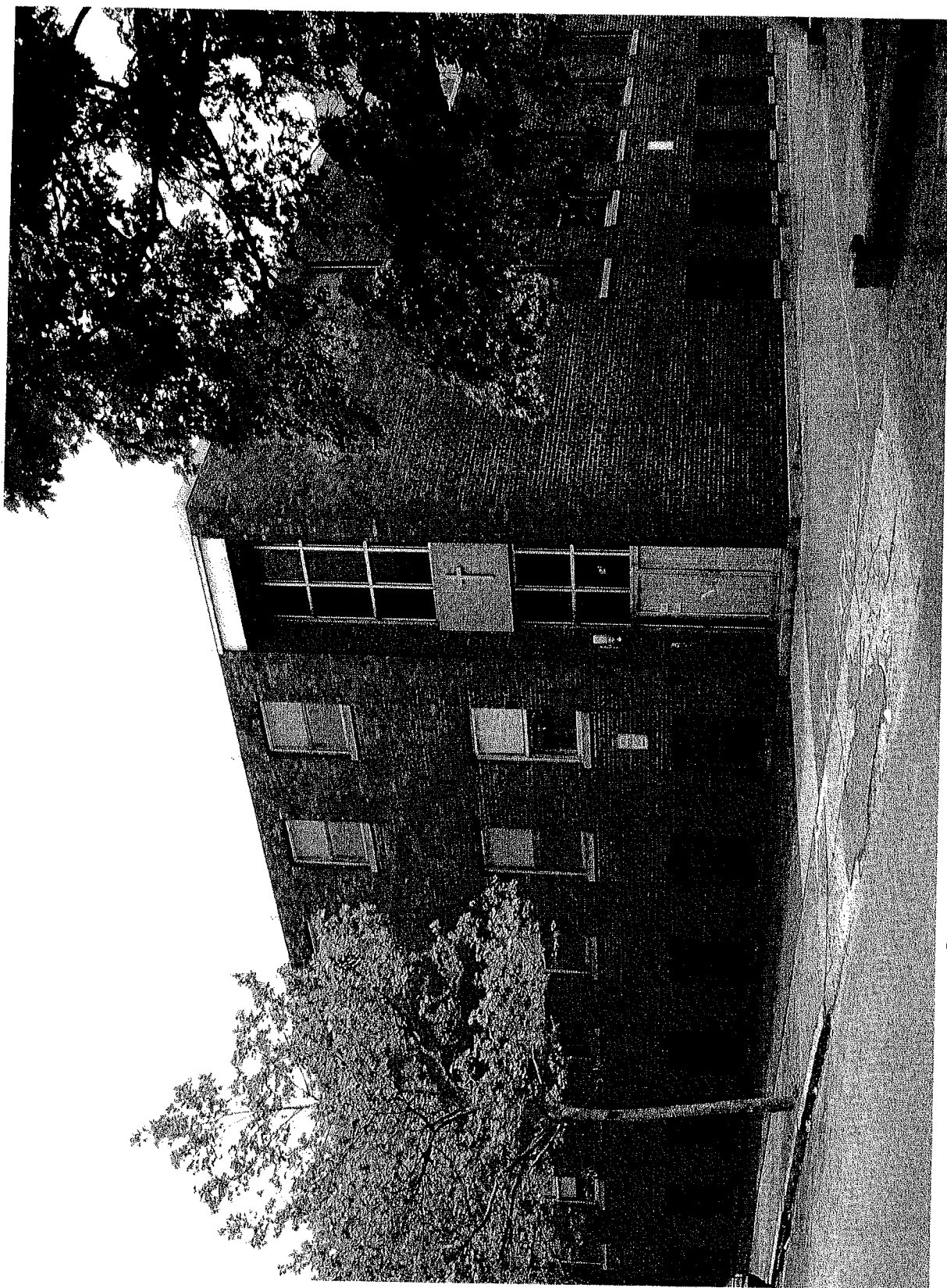
School Building, East Elevation 2



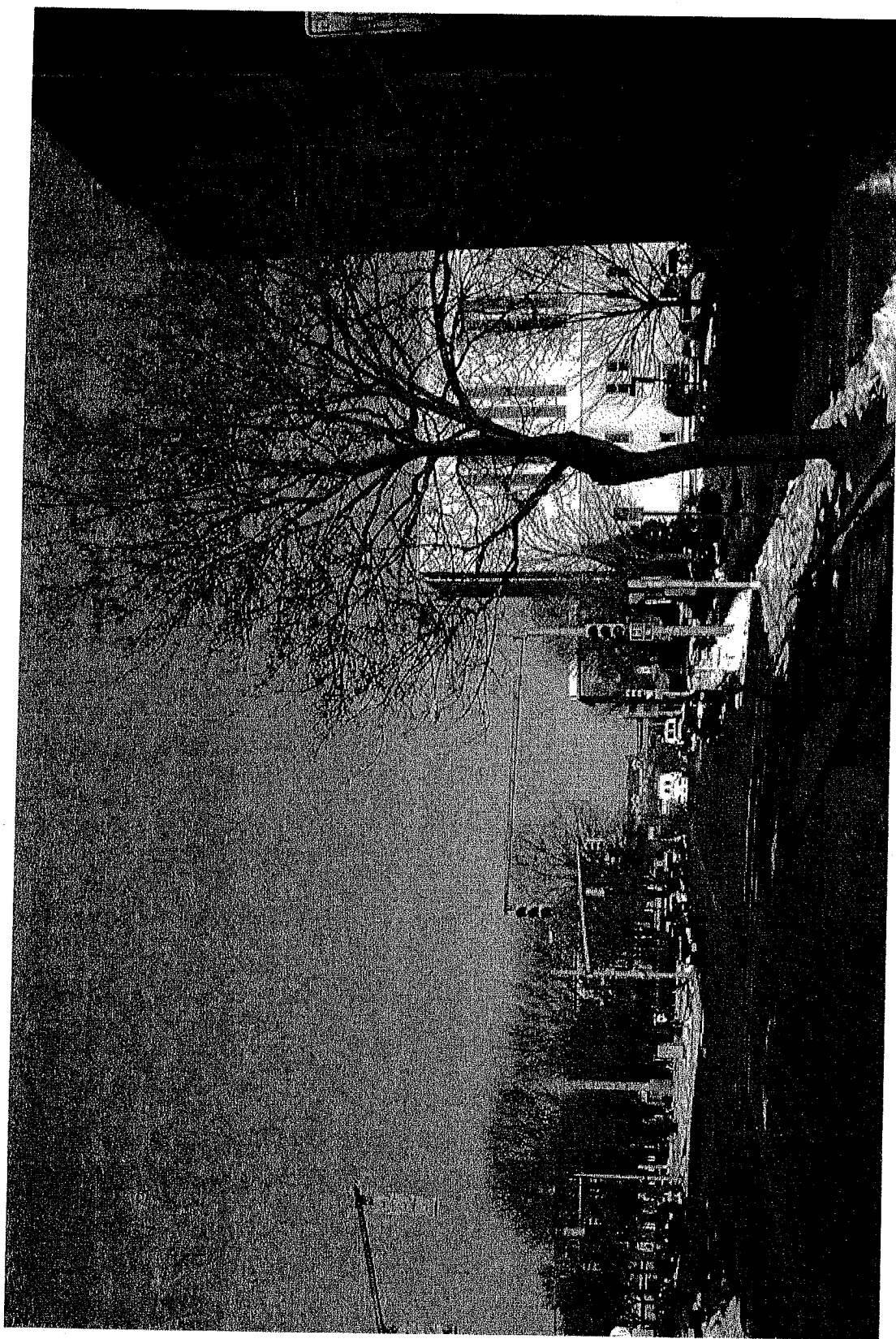
School Building, Looking Southeast From Harbor Street



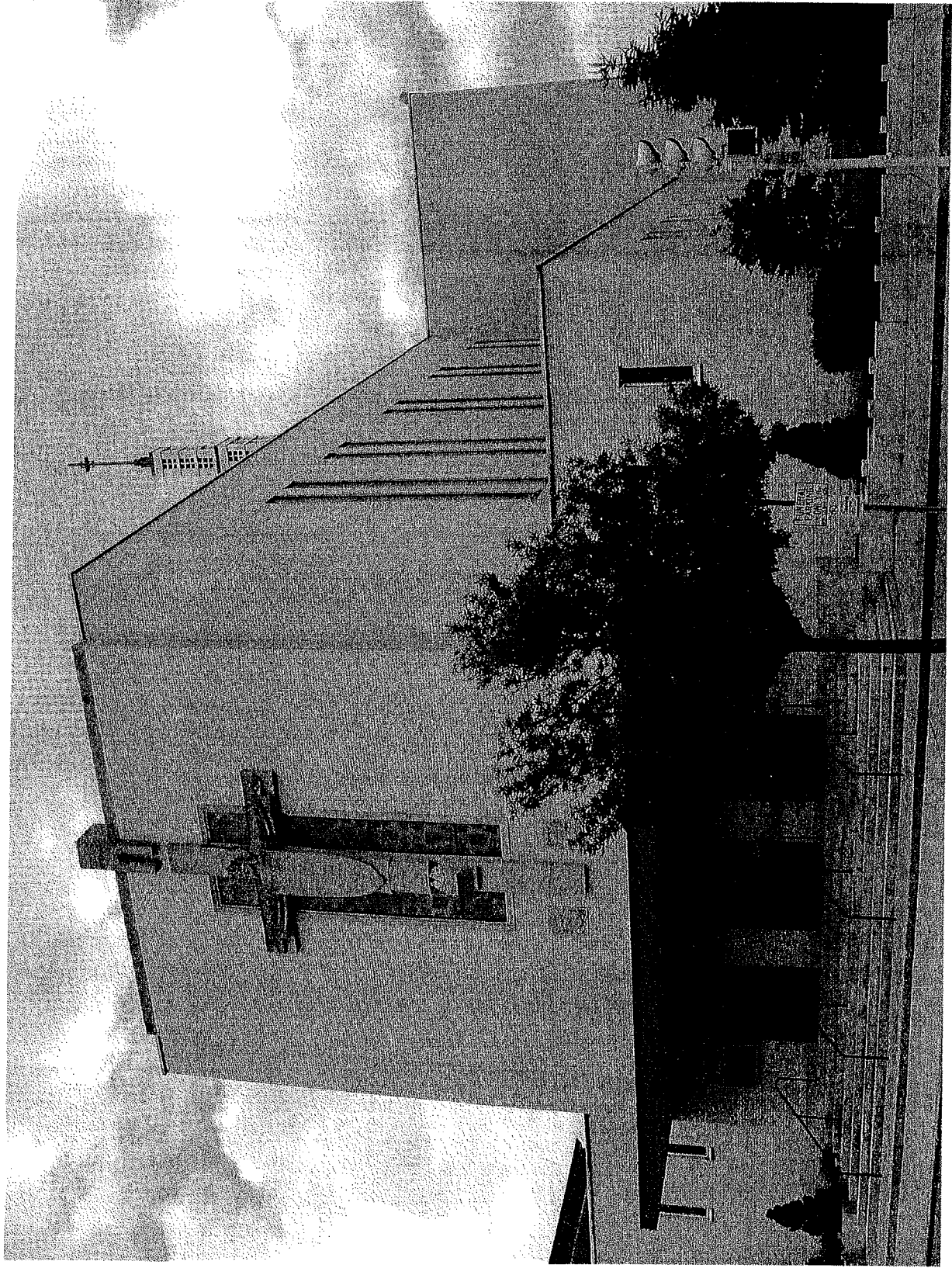
School (right) and Convent (left) Building, South Side, Looking North through site toward Harbor Street



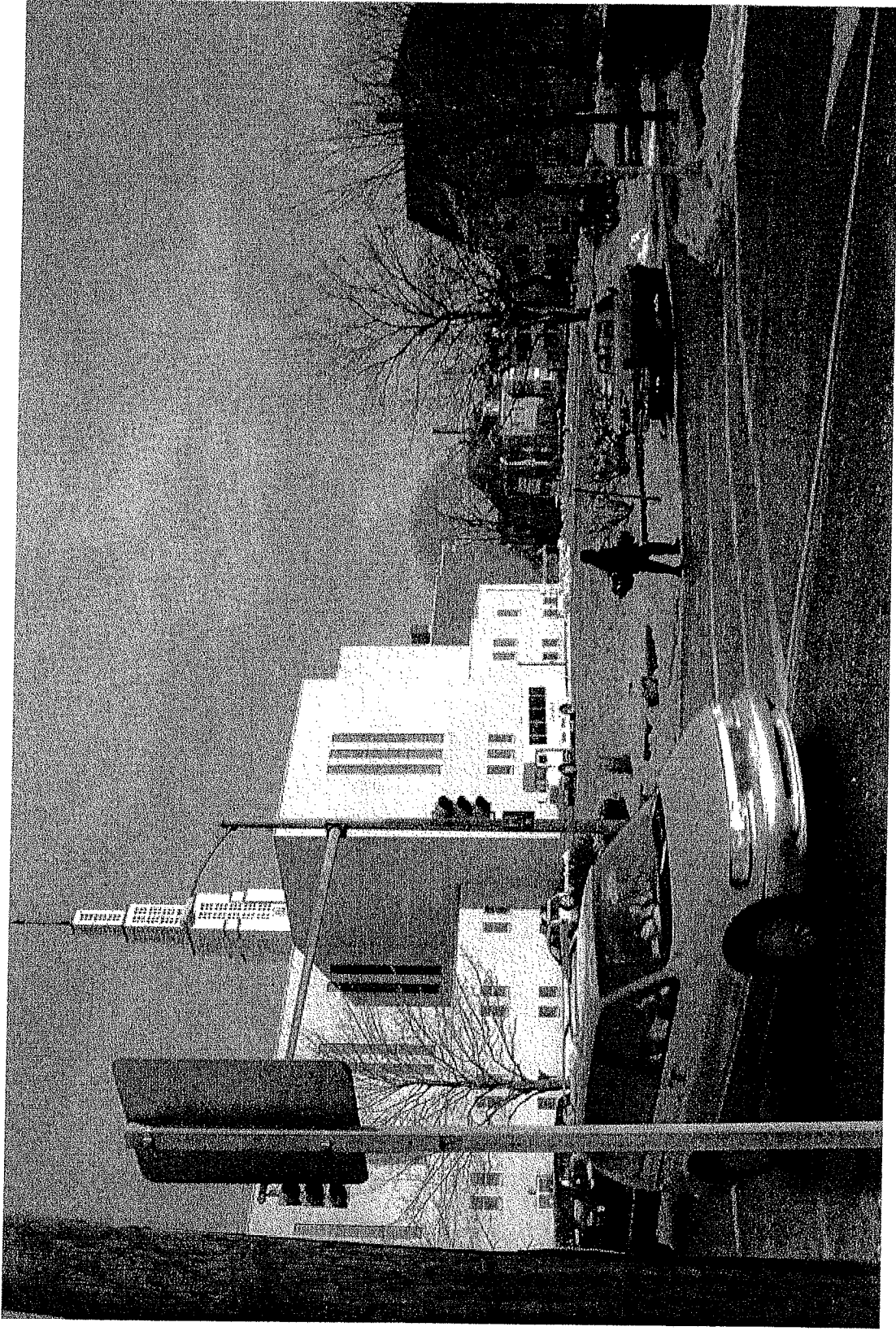
St. Joseph's Convent, Looking South From Harbor Street



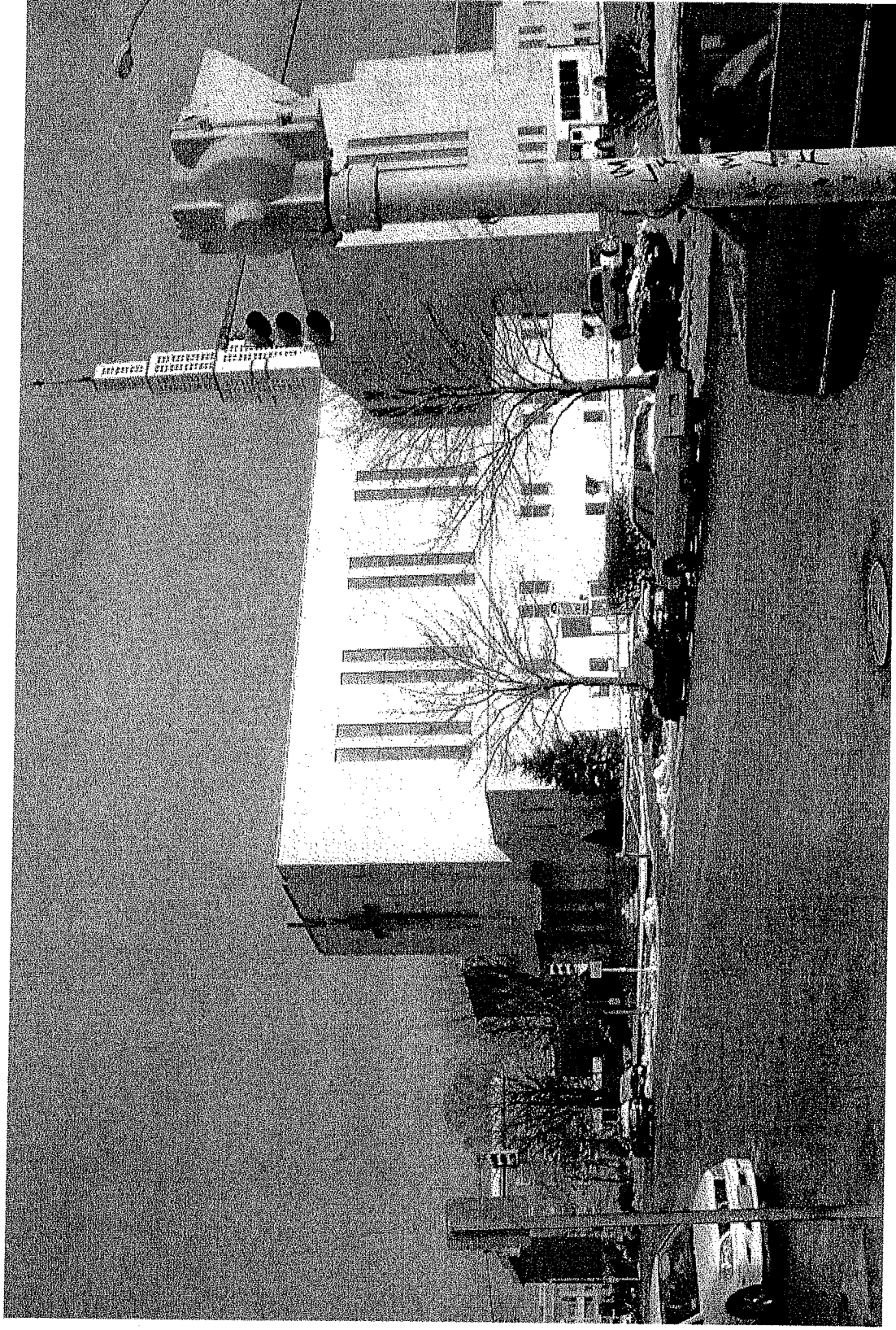
St. Joseph's Church, Looking North down Lafayette



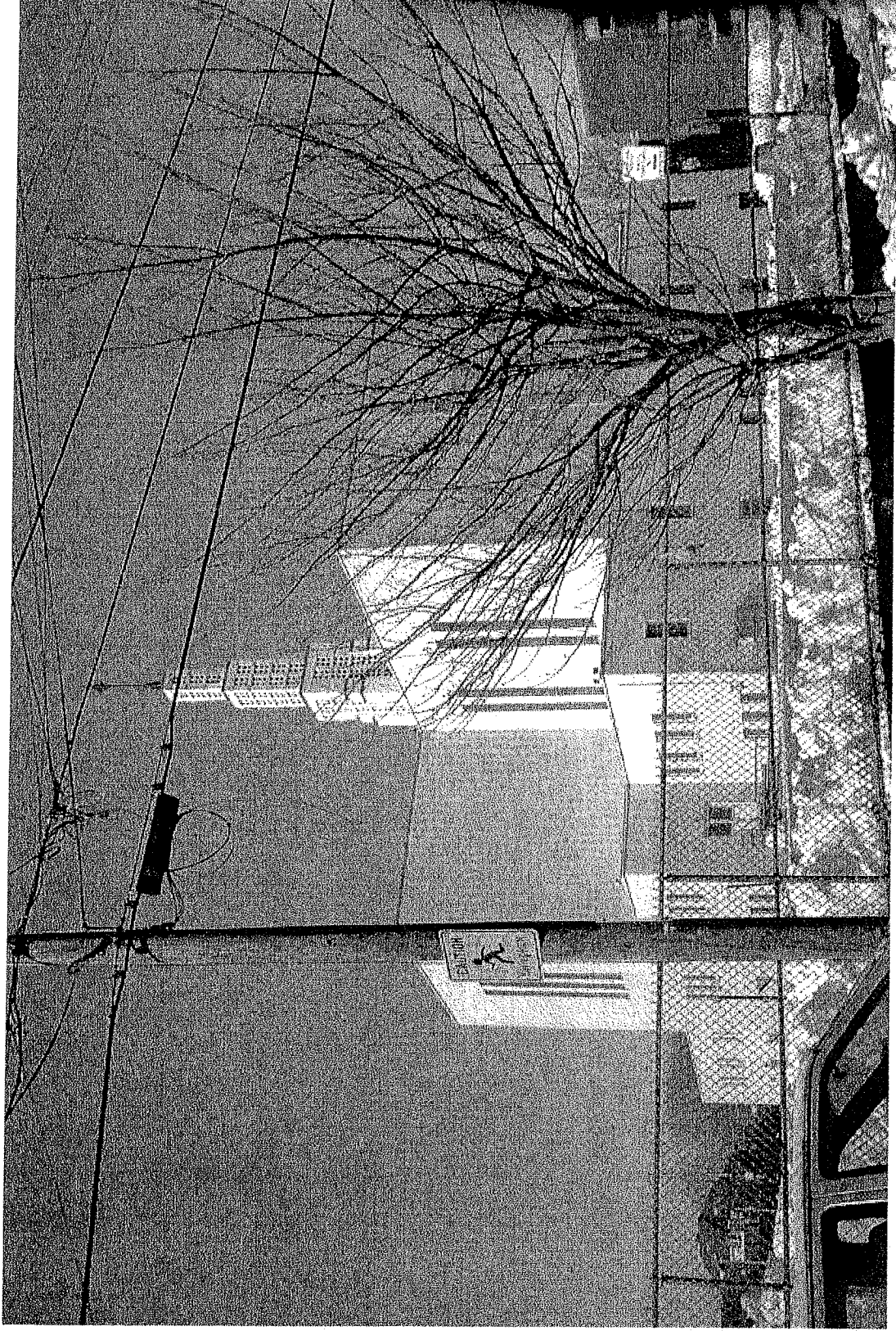
St. Joseph's Church, Looking East From Lafayette Street



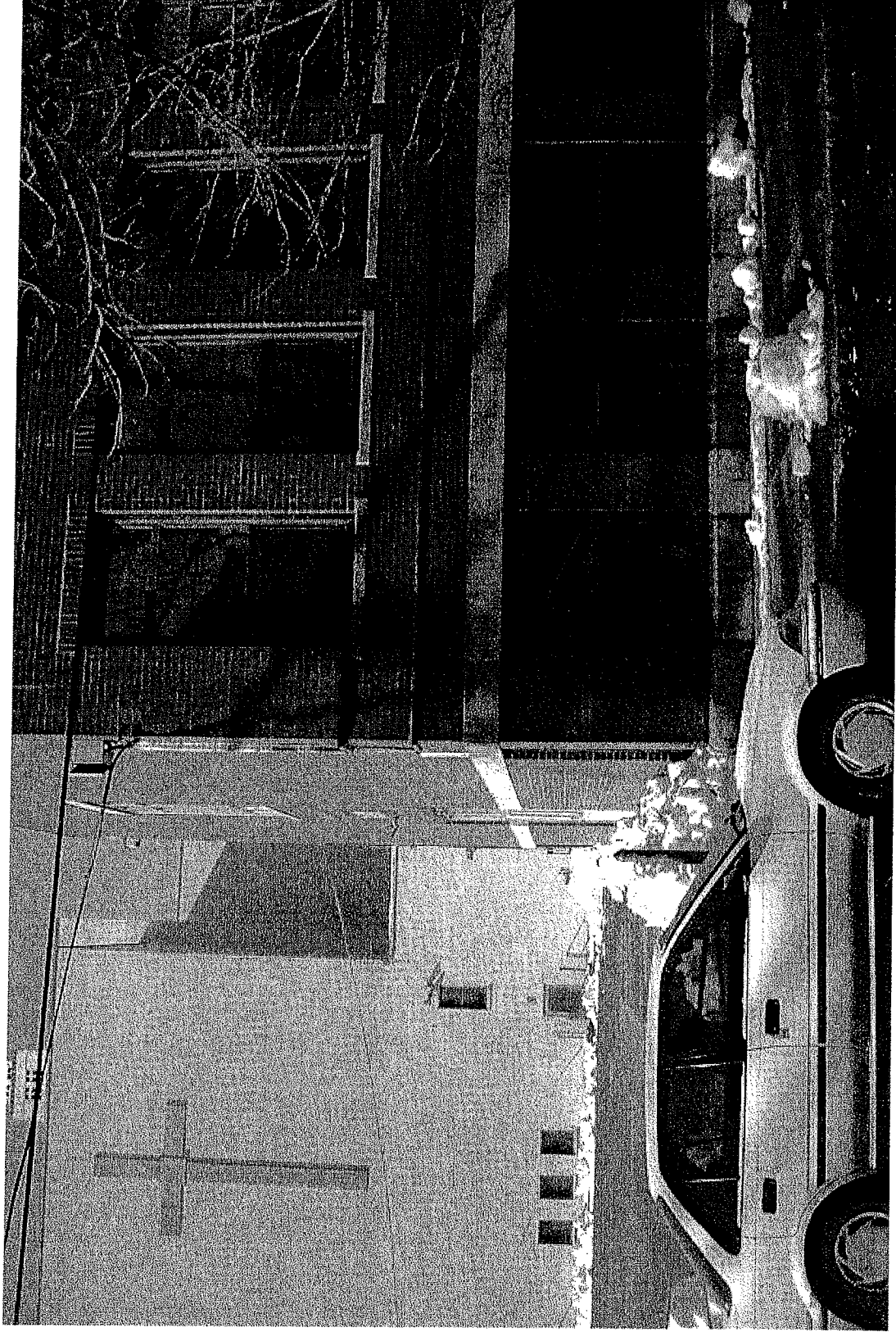
St. Joseph's Church, Looking Northeast Across Lafayette Street



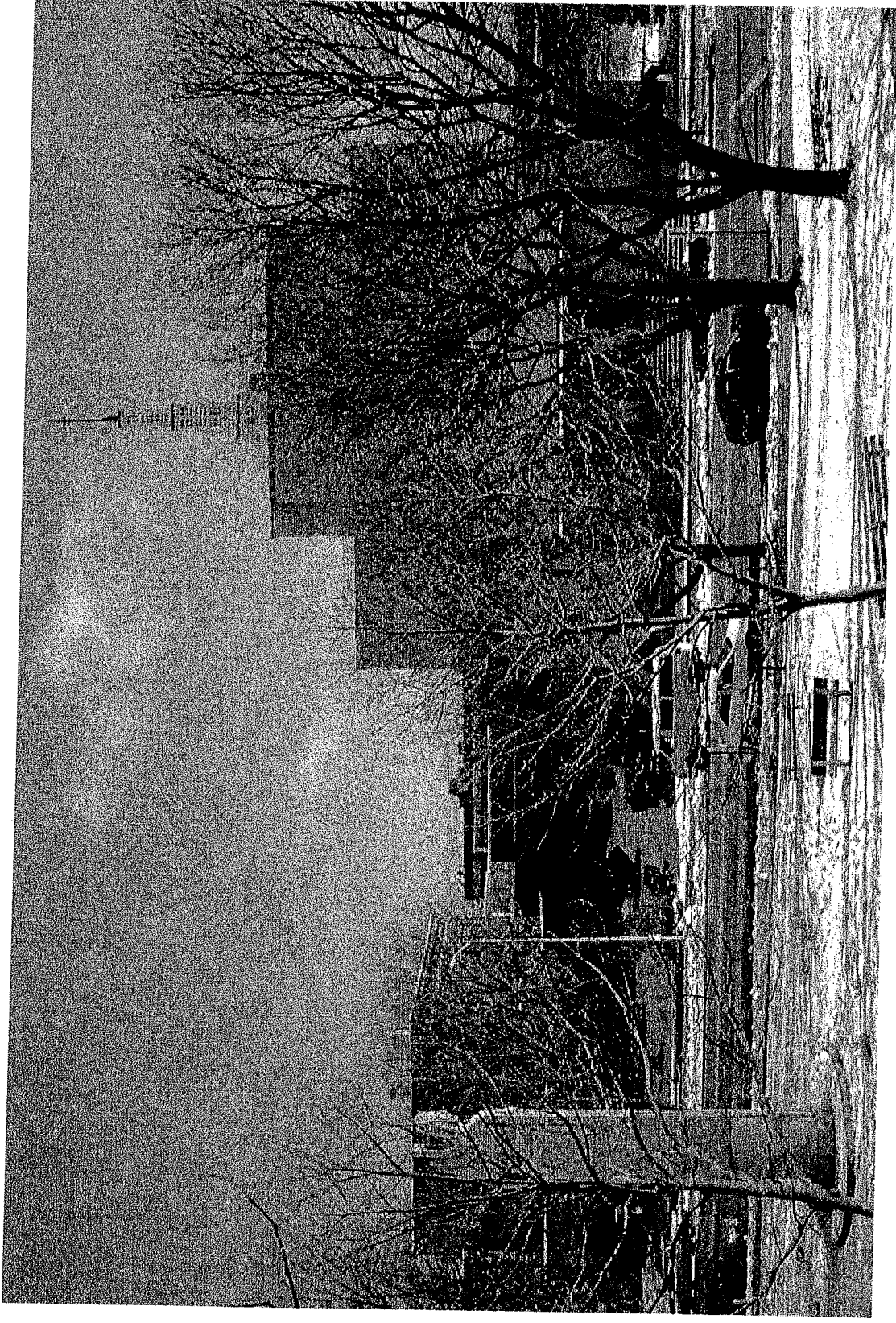
St. Joseph's Church, Looking Northeast Across Lafayette Street, 2



St. Joseph's Church, Looking West from Salem Street



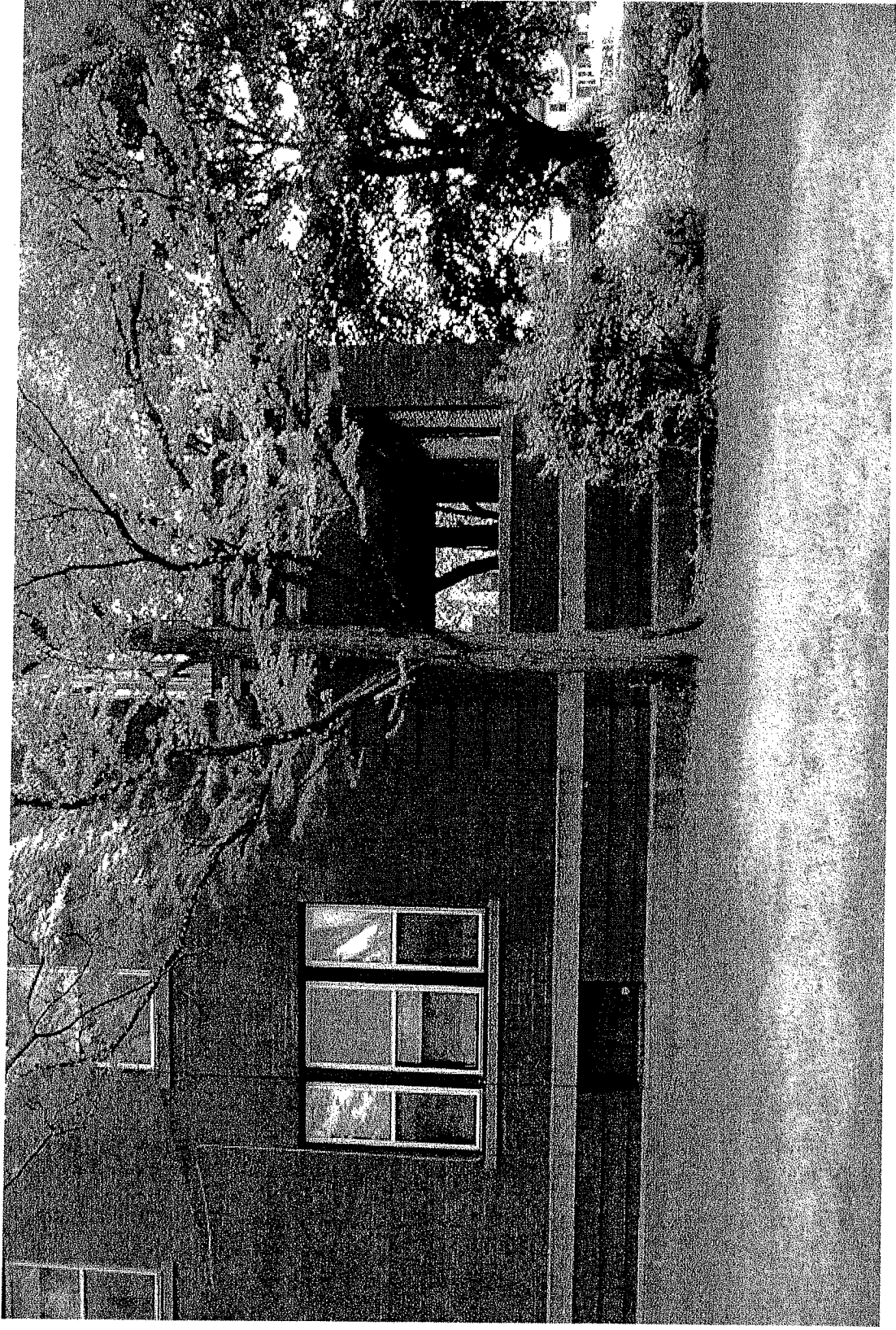
St. Joseph's Church & School, Looking West From Salem Street



St. Joseph's Rectory and Church Looking East Through Lafayette Park



St. Joseph's Rectory, Looking East From Lafayette Street



St. Joseph's Rectory, Looking South from Harbor Street

Exhibit C

Harbor Court At St. Joseph

Harbor Street, Salem, MA 01970

Job # C0507

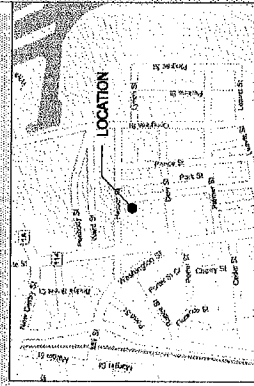
SPONSOR:

PLANNING OFFICE FOR URBAN AFFAIRS
84 STATE STREET, SUITE 600
BOSTON, MA 02110
P: 617-350-8885
F: 617-350-8889

ARCHITECT:

THE ARCHITECTURAL TEAM, INC.
50 COMMANDANT'S WAY
CHELSEA, MA 02150
P: 617-889-4402
F: 617-884-4329

LEGEND



DRAWING LIST

DRAWING NAME

TITLE SHEET

GROUND FLOOR PLAN
FIRST & SECOND FLOOR PLAN

PROJECT SUMMARY TABLE

BUILDING:

GROSS BUILDING AREA: 22,140 GSF
GSF OF COMMUNITY SPACE: 2,498 GSF
GSF OF RESIDENTIAL SPACE: 14,940 GSF

UNITS:

FLOOR ONE BR

GROUND 4
FIRST 8
SECOND 8
TOTAL 20

COMMON SPACE:

COMMUNITY ROOM, KITCHEN, GENERAL STORAGE,
MAILROOM, LAUNDRY AND PUBLIC BATHROOM.

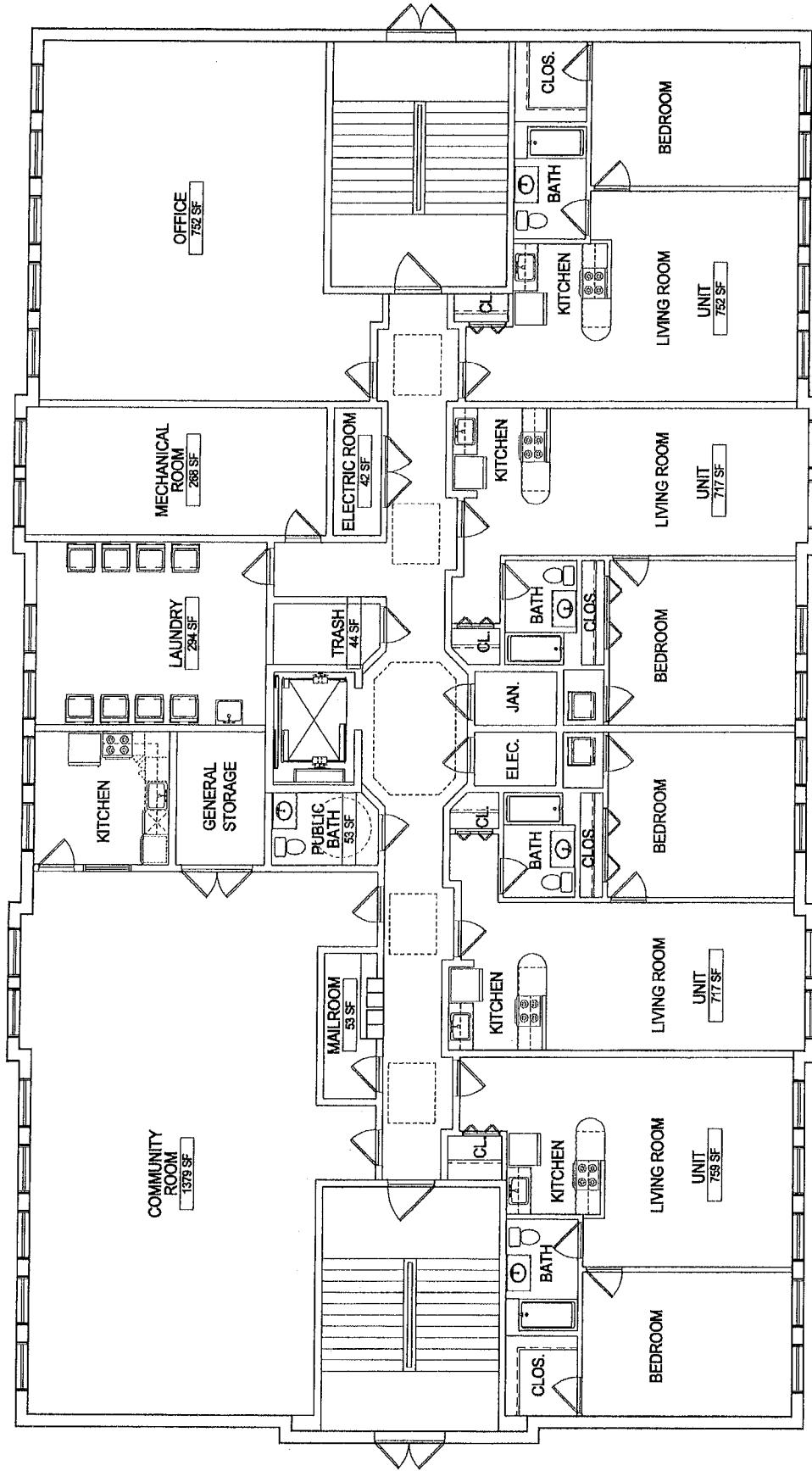
HARBOR COURT

SALEM, MA

TITLE SHEET

DATE: July 9, 2008
DEVELOPER: Planning Office For Urban Affairs
ARCHITECT: The Architectural Team

tat | the architectural team



HARBOR COURT

SALEM, MA



GROUND FLOOR PLAN

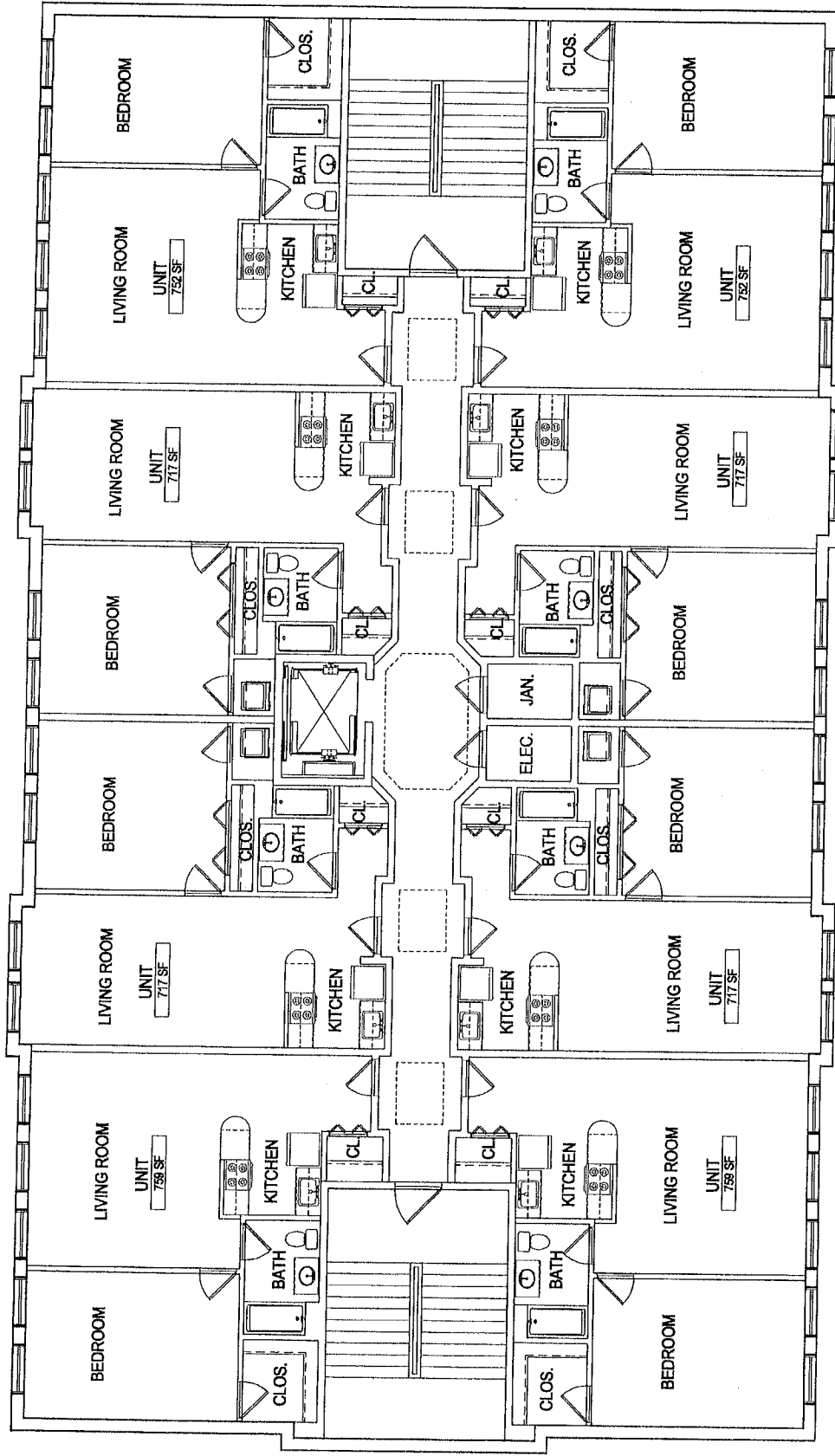
SCALE: 1/8" = 1'-0"

DATE: July 9, 2008

DEVELOPER: Planning Office For Urban Affairs

ARCHITECT: The Architectural Team

tat | the architectural team



HARBOR COURT

SALEM, MA



1ST and 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: July 9, 2008

DEVELOPER: Planning Office For Urban Affairs

ARCHITECT: The Architectural Team

tat | the architectural team

St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

SPONSOR:

PLANNING OFFICE FOR URBAN AFFAIRS
100 STATE STREET, SUITE 600
BOSTON, MA 02110
P: 617-266-8888

OWNER:

ST. JOSEPH'S REDEVELOPMENT CO.
PLANNING OFFICE FOR URBAN AFFAIRS
100 STATE STREET, SUITE 600
BOSTON, MA 02110
P: 617-266-8888

ARCHITECT:

THE ARCHITECTURAL TEAM, INC.
100 STATE STREET, SUITE 600
CHelsea, MA 02110
P: 617-266-8888

CIVIL ENGINEER:

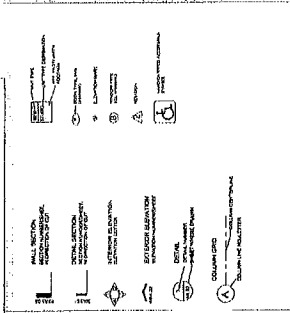
STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

ELECTRICAL ENGINEER:

CONTRACTOR:

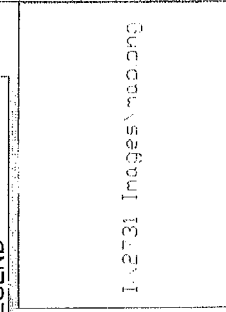
SYMBOL LEGEND



LIST OF DRAWINGS

Number	Drawing Name	Date
T1-01	THE BLOCK	
A1-01	Basement Floor Plan	
A1-02	First Floor Plan	
A1-03	Second Floor Plan	
A1-04	Third Floor Plan	
A1-05	Fourth Floor Plan	
A1-06	Fifth Floor Plan	
A1-07	Sixth Floor Plan	
A1-08	Seventh Floor Plan	
A1-09	Eighth Floor Plan	
A1-10	Ninth Floor Plan	
A1-11	Tenth Floor Plan	
A1-12	Eleventh Floor Plan	
A1-13	Twelfth Floor Plan	
A1-14	Thirteenth Floor Plan	
A1-15	Fourteenth Floor Plan	
A1-16	Fifteenth Floor Plan	
A1-17	Sixteenth Floor Plan	
A1-18	Seventeenth Floor Plan	
A1-19	Eighteenth Floor Plan	
A1-20	Nineteenth Floor Plan	
A1-21	Twentieth Floor Plan	
A1-22	Twenty-first Floor Plan	
A1-23	Twenty-second Floor Plan	
A1-24	Twenty-third Floor Plan	
A1-25	Twenty-fourth Floor Plan	
A1-26	Twenty-fifth Floor Plan	
A1-27	Twenty-sixth Floor Plan	
A1-28	Twenty-seventh Floor Plan	
A1-29	Twenty-eighth Floor Plan	
A1-30	Twenty-ninth Floor Plan	
A1-31	Thirtieth Floor Plan	
A1-32	Thirty-first Floor Plan	
A1-33	Thirty-second Floor Plan	
A1-34	Thirty-third Floor Plan	
A1-35	Thirty-fourth Floor Plan	
A1-36	Thirty-fifth Floor Plan	
A1-37	Thirty-sixth Floor Plan	
A1-38	Thirty-seventh Floor Plan	
A1-39	Thirty-eighth Floor Plan	
A1-40	Thirty-ninth Floor Plan	
A1-41	Fortieth Floor Plan	
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A1-43	Forty-second Floor Plan	
A1-44	Forty-third Floor Plan	
A1-45	Forty-fourth Floor Plan	
A1-46	Forty-fifth Floor Plan	
A1-47	Forty-sixth Floor Plan	
A1-48	Forty-seventh Floor Plan	
A1-49	Forty-eighth Floor Plan	
A1-50	Forty-ninth Floor Plan	
A1-51	Fiftieth Floor Plan	
A1-52	Fifty-first Floor Plan	
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A1-56	Fifty-fifth Floor Plan	
A1-57	Fifty-sixth Floor Plan	
A1-58	Fifty-seventh Floor Plan	
A1-59	Fifty-eighth Floor Plan	
A1-60	Fifty-ninth Floor Plan	
A1-61	Sixtieth Floor Plan	
A1-62	Sixty-first Floor Plan	
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A1-67	Sixty-sixth Floor Plan	
A1-68	Sixty-seventh Floor Plan	
A1-69	Sixty-eighth Floor Plan	
A1-70	Sixty-ninth Floor Plan	
A1-71	Seventieth Floor Plan	
A1-72	Seventy-first Floor Plan	
A1-73	Seventy-second Floor Plan	
A1-74	Seventy-third Floor Plan	
A1-75	Seventy-fourth Floor Plan	
A1-76	Seventy-fifth Floor Plan	
A1-77	Seventy-sixth Floor Plan	
A1-78	Seventy-seventh Floor Plan	
A1-79	Seventy-eighth Floor Plan	
A1-80	Seventy-ninth Floor Plan	
A1-81	Eightieth Floor Plan	
A1-82	Eighty-first Floor Plan	
A1-83	Eighty-second Floor Plan	
A1-84	Eighty-third Floor Plan	
A1-85	Eighty-fourth Floor Plan	
A1-86	Eighty-fifth Floor Plan	
A1-87	Eighty-sixth Floor Plan	
A1-88	Eighty-seventh Floor Plan	
A1-89	Eighty-eighth Floor Plan	
A1-90	Eighty-ninth Floor Plan	
A1-91	Ninetieth Floor Plan	
A1-92	Ninety-first Floor Plan	
A1-93	Ninety-second Floor Plan	
A1-94	Ninety-third Floor Plan	
A1-95	Ninety-fourth Floor Plan	
A1-96	Ninety-fifth Floor Plan	
A1-97	Ninety-sixth Floor Plan	
A1-98	Ninety-seventh Floor Plan	
A1-99	Ninety-eighth Floor Plan	
A1-100	Ninety-ninth Floor Plan	
A1-101	Hundredth Floor Plan	
A1-102	Hundred-first Floor Plan	
A1-103	Hundred-second Floor Plan	
A1-104	Hundred-third Floor Plan	
A1-105	Hundred-fourth Floor Plan	
A1-106	Hundred-fifth Floor Plan	
A1-107	Hundred-sixth Floor Plan	
A1-108	Hundred-seventh Floor Plan	
A1-109	Hundred-eighth Floor Plan	
A1-110	Hundred-ninth Floor Plan	
A1-111	Hundred-tenth Floor Plan	
A1-112	Hundred-eleventh Floor Plan	
A1-113	Hundred-twelfth Floor Plan	
A1-114	Hundred-thirteenth Floor Plan	
A1-115	Hundred-fourteenth Floor Plan	
A1-116	Hundred-fifteenth Floor Plan	
A1-117	Hundred-sixteenth Floor Plan	
A1-118	Hundred-seventeenth Floor Plan	
A1-119	Hundred-eighteenth Floor Plan	
A1-120	Hundred-nineteenth Floor Plan	
A1-121	Hundred-twentieth Floor Plan	
A1-122	Hundred-twenty-first Floor Plan	
A1-123	Hundred-twenty-second Floor Plan	
A1-124	Hundred-twenty-third Floor Plan	
A1-125	Hundred-twenty-fourth Floor Plan	
A1-126	Hundred-twenty-fifth Floor Plan	
A1-127	Hundred-twenty-sixth Floor Plan	
A1-128	Hundred-twenty-seventh Floor Plan	
A1-129	Hundred-twenty-eighth Floor Plan	
A1-130	Hundred-twenty-ninth Floor Plan	
A1-131	Hundred-thirtieth Floor Plan	
A1-132	Hundred-thirty-first Floor Plan	
A1-133	Hundred-thirty-second Floor Plan	
A1-134	Hundred-thirty-third Floor Plan	
A1-135	Hundred-thirty-fourth Floor Plan	
A1-136	Hundred-thirty-fifth Floor Plan	
A1-137	Hundred-thirty-sixth Floor Plan	
A1-138	Hundred-thirty-seventh Floor Plan	
A1-139	Hundred-thirty-eighth Floor Plan	
A1-140	Hundred-thirty-ninth Floor Plan	
A1-141	Hundred-fortieth Floor Plan	
A1-142	Hundred-forty-first Floor Plan	
A1-143	Hundred-forty-second Floor Plan	
A1-144	Hundred-forty-third Floor Plan	
A1-145	Hundred-forty-fourth Floor Plan	
A1-146	Hundred-forty-fifth Floor Plan	
A1-147	Hundred-forty-sixth Floor Plan	
A1-148	Hundred-forty-seventh Floor Plan	
A1-149	Hundred-forty-eighth Floor Plan	
A1-150	Hundred-forty-ninth Floor Plan	
A1-151	Hundred-fiftieth Floor Plan	
A1-152	Hundred-fifty-first Floor Plan	
A1-153	Hundred-fifty-second Floor Plan	
A1-154	Hundred-fifty-third Floor Plan	
A1-155	Hundred-fifty-fourth Floor Plan	
A1-156	Hundred-fifty-fifth Floor Plan	
A1-157	Hundred-fifty-sixth Floor Plan	
A1-158	Hundred-fifty-seventh Floor Plan	
A1-159	Hundred-fifty-eighth Floor Plan	
A1-160	Hundred-fifty-ninth Floor Plan	
A1-161	Hundred-sixtieth Floor Plan	
A1-162	Hundred-sixty-first Floor Plan	
A1-163	Hundred-sixty-second Floor Plan	
A1-164	Hundred-sixty-third Floor Plan	
A1-165	Hundred-sixty-fourth Floor Plan	
A1-166	Hundred-sixty-fifth Floor Plan	
A1-167	Hundred-sixty-sixth Floor Plan	
A1-168	Hundred-sixty-seventh Floor Plan	
A1-169	Hundred-sixty-eighth Floor Plan	
A1-170	Hundred-sixty-ninth Floor Plan	
A1-171	Hundred-seventieth Floor Plan	
A1-172	Hundred-seventy-first Floor Plan	
A1-173	Hundred-seventy-second Floor Plan	
A1-174	Hundred-seventy-third Floor Plan	
A1-175	Hundred-seventy-fourth Floor Plan	
A1-176	Hundred-seventy-fifth Floor Plan	
A1-177	Hundred-seventy-sixth Floor Plan	
A1-178	Hundred-seventy-seventh Floor Plan	
A1-179	Hundred-seventy-eighth Floor Plan	
A1-180	Hundred-seventy-ninth Floor Plan	
A1-181	Hundred-eightieth Floor Plan	
A1-182	Hundred-eighty-first Floor Plan	
A1-183	Hundred-eighty-second Floor Plan	
A1-184	Hundred-eighty-third Floor Plan	
A1-185	Hundred-eighty-fourth Floor Plan	
A1-186	Hundred-eighty-fifth Floor Plan	
A1-187	Hundred-eighty-sixth Floor Plan	
A1-188	Hundred-eighty-seventh Floor Plan	
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A1-190	Hundred-eighty-ninth Floor Plan	
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A1-192	Hundred-ninety-first Floor Plan	
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A1-195	Hundred-ninety-fourth Floor Plan	
A1-196	Hundred-ninety-fifth Floor Plan	
A1-197	Hundred-ninety-sixth Floor Plan	
A1-198	Hundred-ninety-seventh Floor Plan	
A1-199	Hundred-ninety-eighth Floor Plan	
A1-200	Hundred-ninety-ninth Floor Plan	
A1-201	Hundredth Floor Plan	

LEGEND



PROJECT SUMMARY TABLE

SITE:	
BUILDING:	
UNITS:	
ONE BEDROOM UNITS	11
TWO BEDROOM UNITS	21
THREE BEDROOM UNITS	2
TOTAL UNITS	34
COMMON SPACE:	

The
Architectural
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Facsimile: (617) 884-4329
www.architecturalteam.com

Revised:

Architect of Record:

Drawn:

Checked:

Scale:

Key:

Project Name:

St. Joseph's
Redevelopment

Sheet Name:

TITLE SHEET

Project No.:

2731

Issue Date:

March 21, 2008

Sheet No.:

T1.00

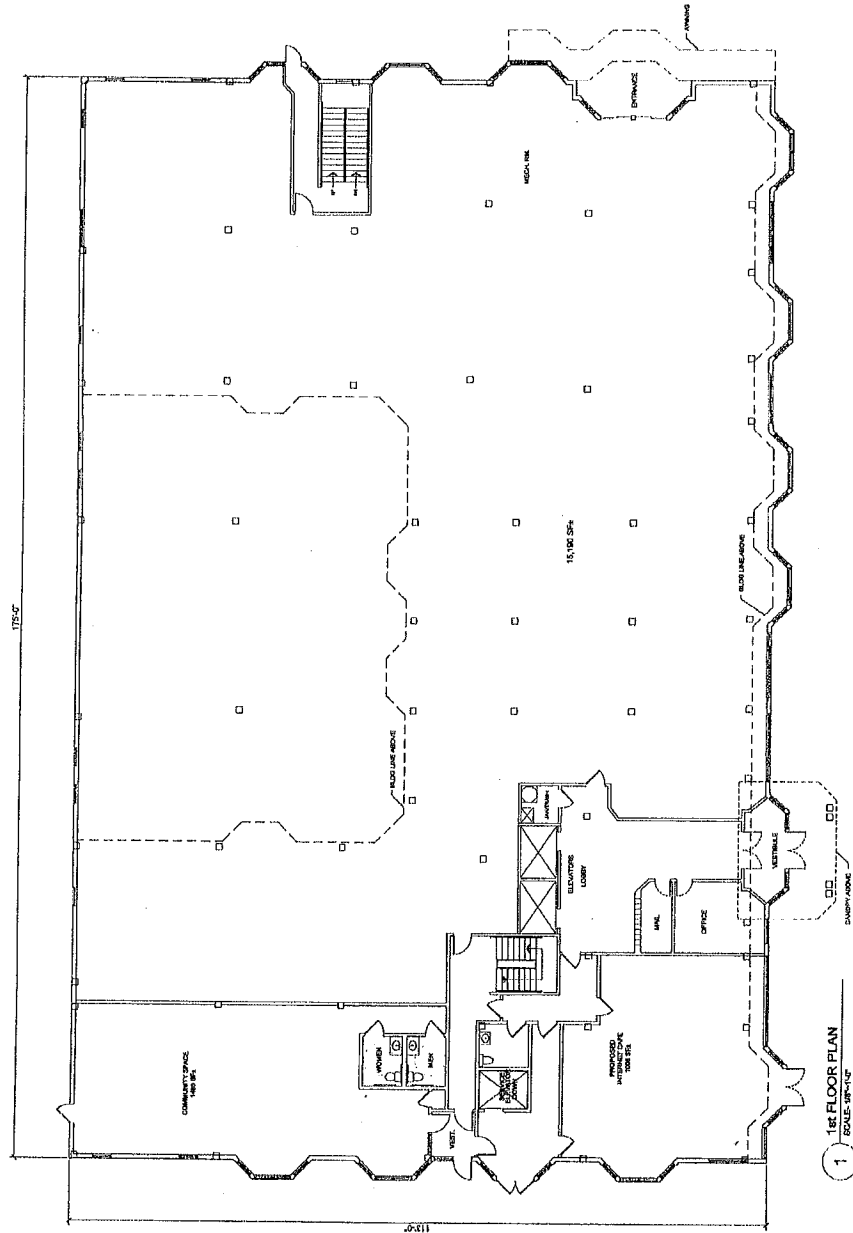
The Architectural Team, Inc.
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Project:
 St. Joseph's Redevelopment
Architect of Record:

Drawn: JG
Checked: JK
Date: 1/8/07
By: JG

Project Name:
 St. Joseph's Redevelopment
Location:
 Salem, MA

First Floor Plan
Project No.: 2731
Sheet No.: A 1.02
Date: March 21, 2008



1st FLOOR PLAN
 SCALE: 1/8"=1'-0"

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Revisions:

Architect of Record:

Drawn: JG

Checked: JK

Scale: 1/8" = 1'-0"

Map No.

Project Name:

St. Joseph's
Redevelopment

Location:

Salem, MA
Lafayette St. Apts.
Second Floor Plan

Project No.:

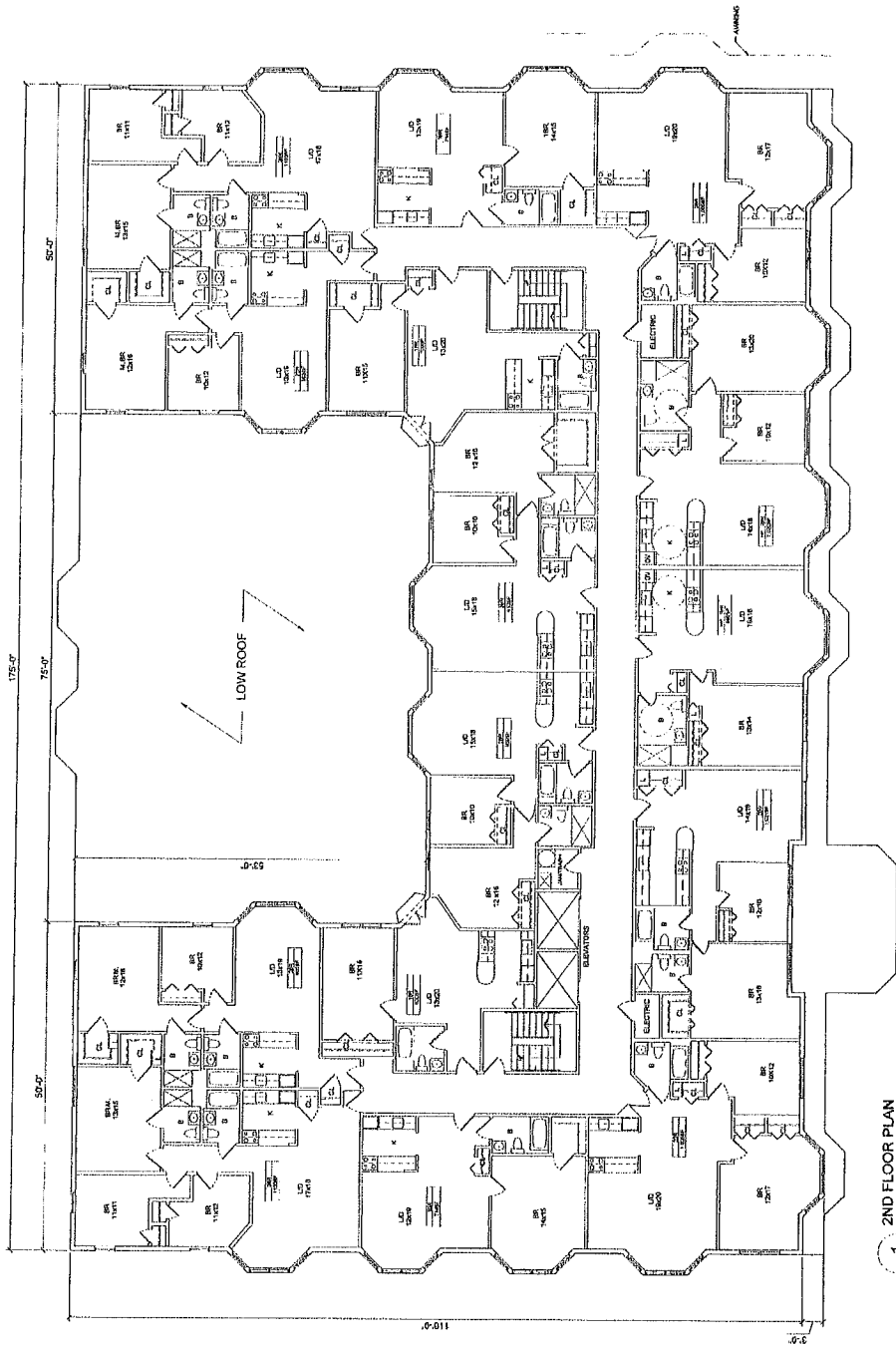
2731

Date:

March 21, 2008

Sheet No.:

A 1.03



1
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

30 Commandant's Way
At Admiral's Hill
Chelsea, MA 02150
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Facsimile: (617) 884-4329
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References

Architect of Record:

Discussion

Circle

Scale: 1" = 100'

Key Plant:

Print Name: _____

St. Joseph's Redevelopment

Salem, MA

Sheet Number: _____

Lafayette St. Apts.
Third Floor Plan

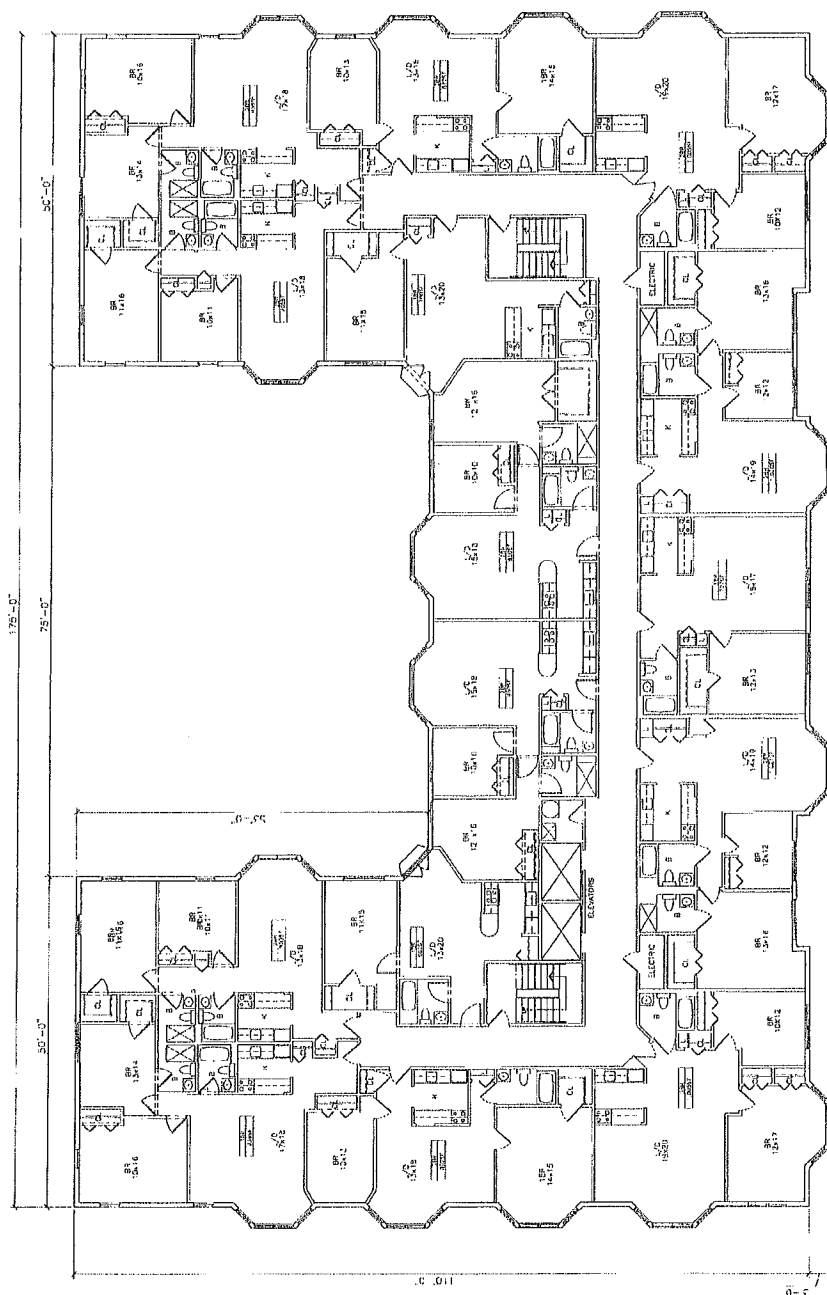
Project No.:

2731

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2000 1 21 0000

A 104

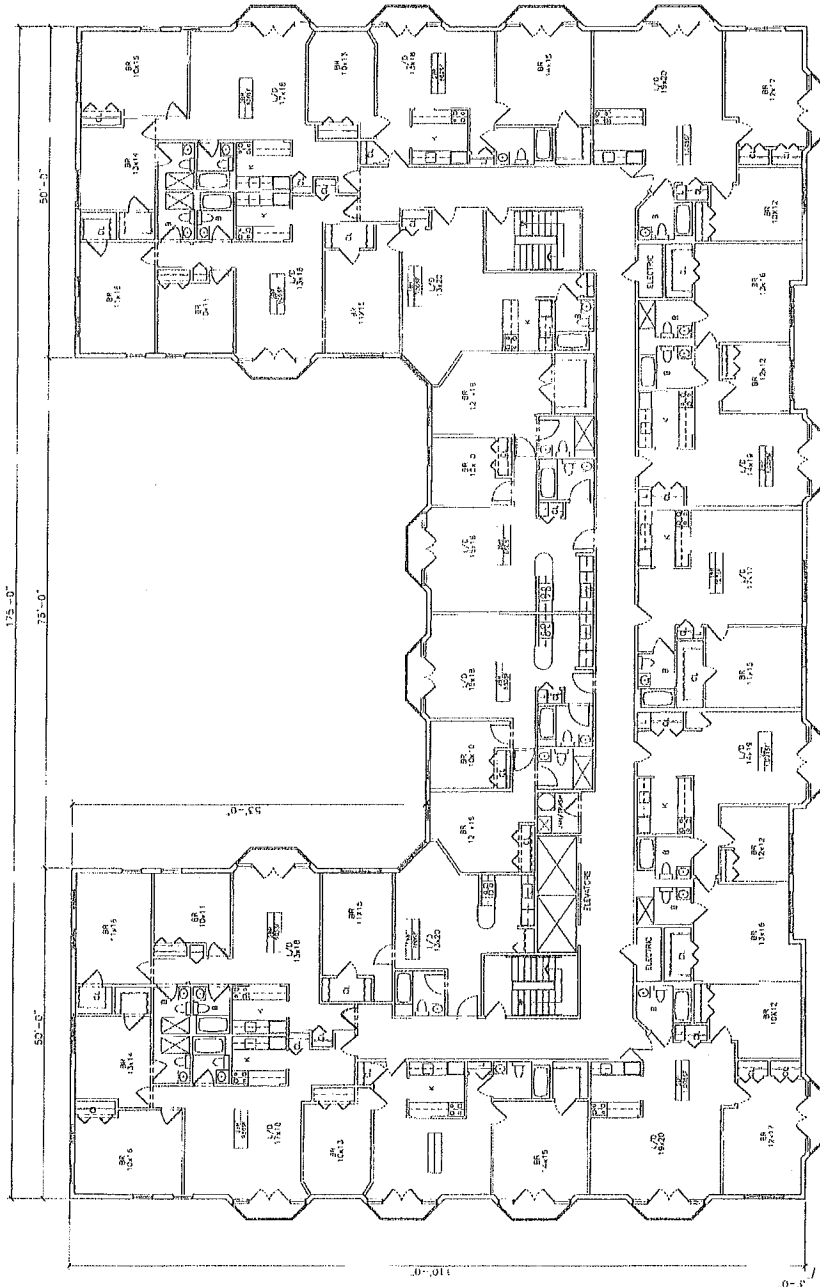


1
3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

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Architect's Seal:	
Architect's Title:	
Architect's Firm:	
Architect's Address:	
Architect's Phone:	
Architect's Fax:	
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Architect's Website:	
Architect's Project No.:	
Architect's Project Name:	
Architect's Project Address:	
Architect's Project Phone:	
Architect's Project Fax:	
Architect's Project E-mail:	
Architect's Project Website:	

Project Name: **St. Joseph's Redevelopment**
 Location: **Salem, MA**
 Sheet Name: **Lafayette St. Apis, Fourth Floor Plan**
 Project No.: **2731**
 Issue Date: **March 21, 2008**
 Drawing No.: **A 1.05**



1 4TH FLOOR PLAN
 SCALE: 1/8"=1'-0"

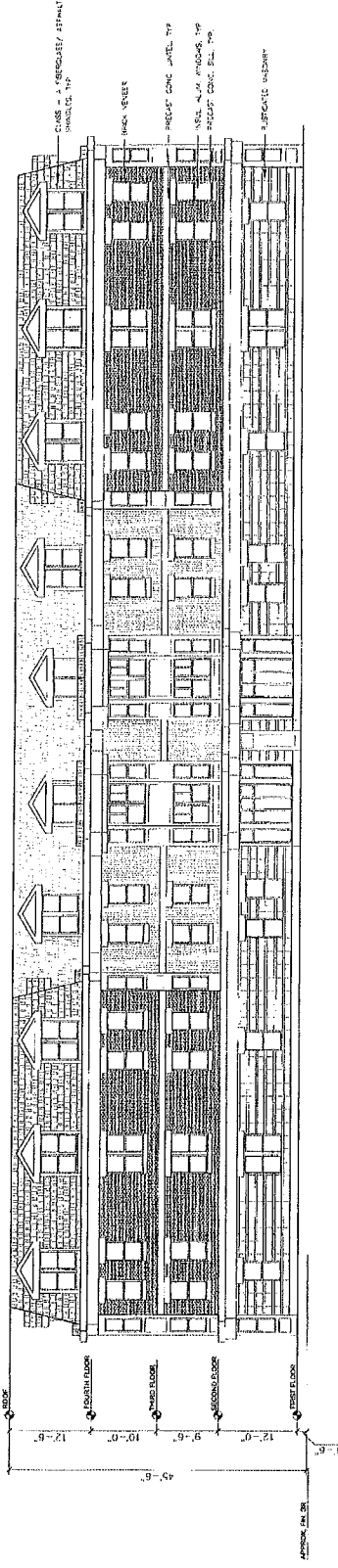
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 www.architecturalteam.com



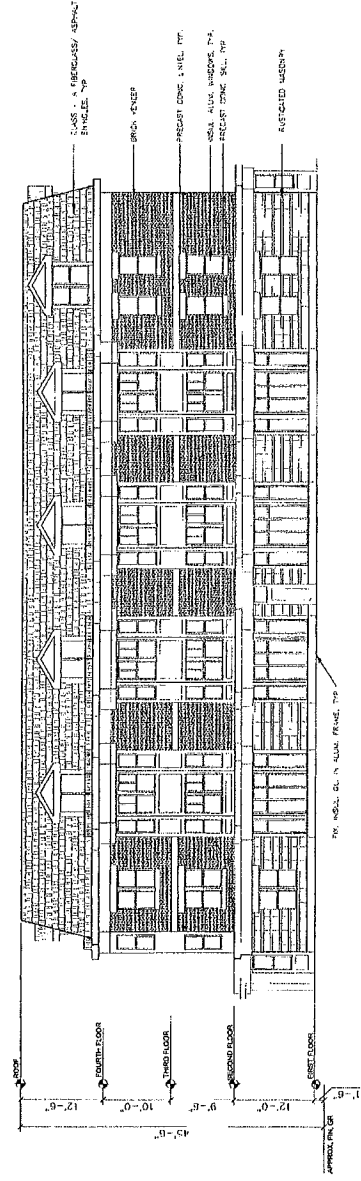
Project Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Architect: _____
 Date: _____

Project Name: **St. Joseph's Redevelopment**
 Address: **Salem, MA**
 City: **Salem, MA**
 State: **MA**
 Zip: **01970**
 Architect: **The Architectural Team, Inc.**
 Date: **February 21, 2007**

Project Name: **St. Joseph's Redevelopment**
 Address: **Salem, MA**
 City: **Salem, MA**
 State: **MA**
 Zip: **01970**
 Architect: **The Architectural Team, Inc.**
 Date: **February 21, 2007**



FRONT ELEVATION
 SCALE - 1/8" = 1'-0"



SIDE ELEVATION
 SCALE - 1/8" = 1'-0"

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Paradigms:

Archives of Record:

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These results

AS NOTED

scale:

Medical Summary

**St. Joseph's
Redevelopment**

22-103

SALEM, MA
EXTERIOR
ELEVATIONS

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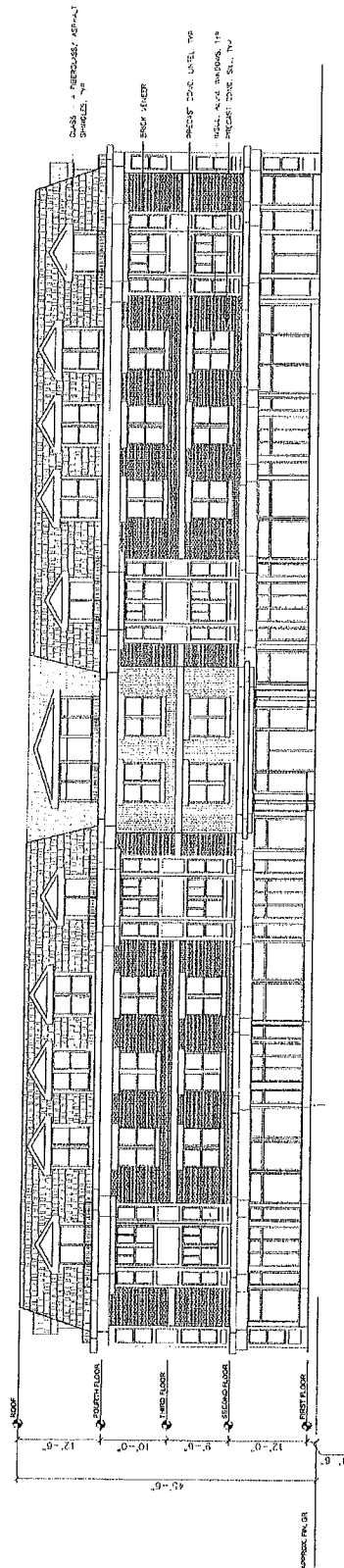
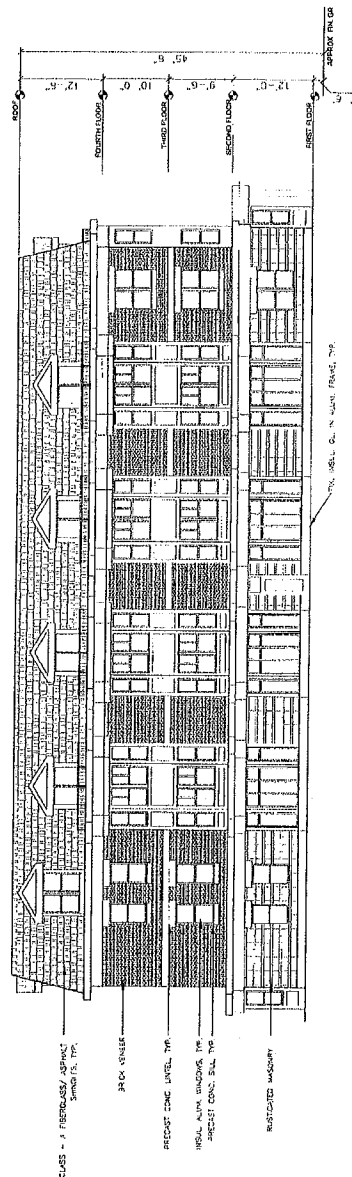
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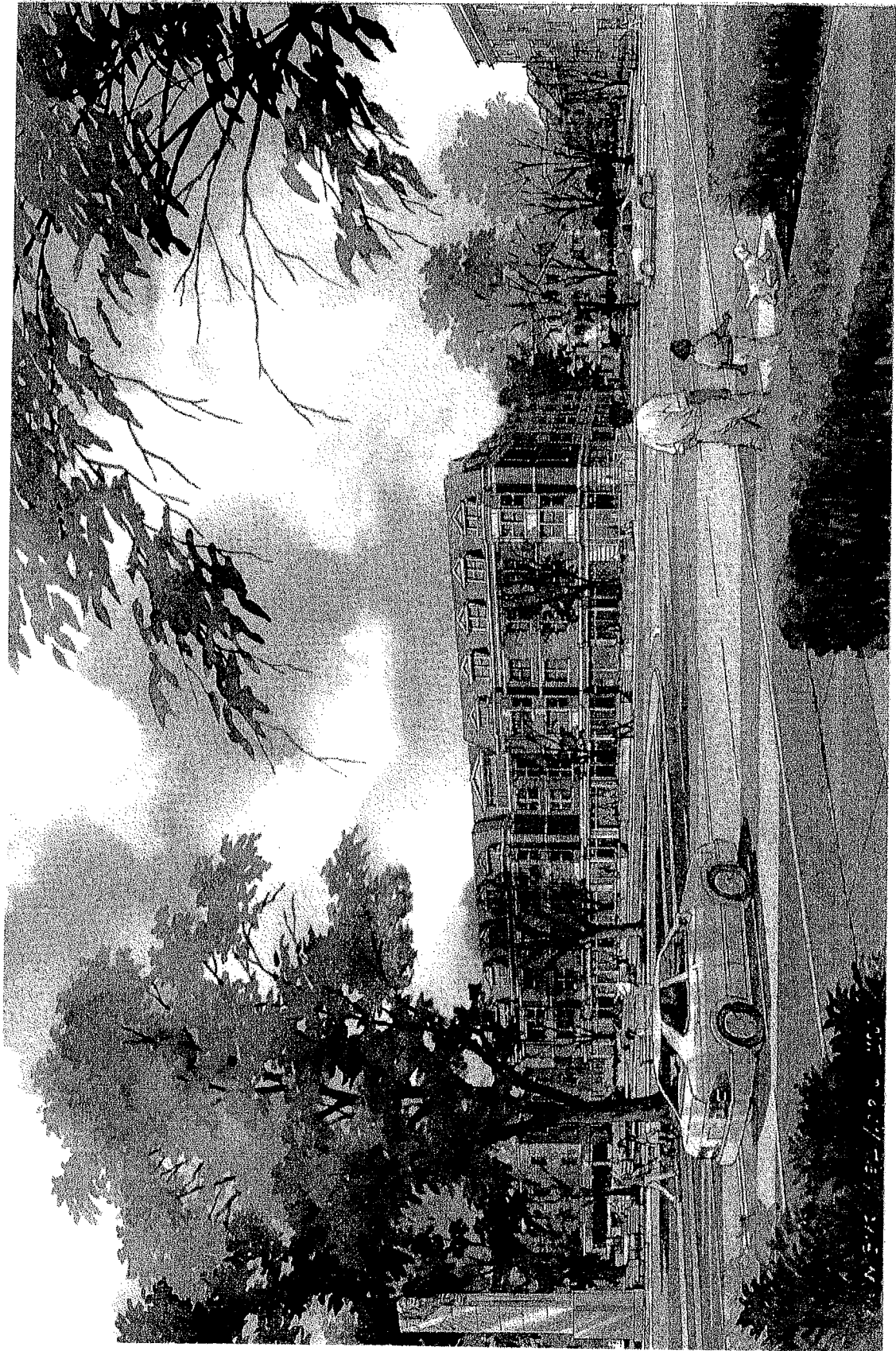
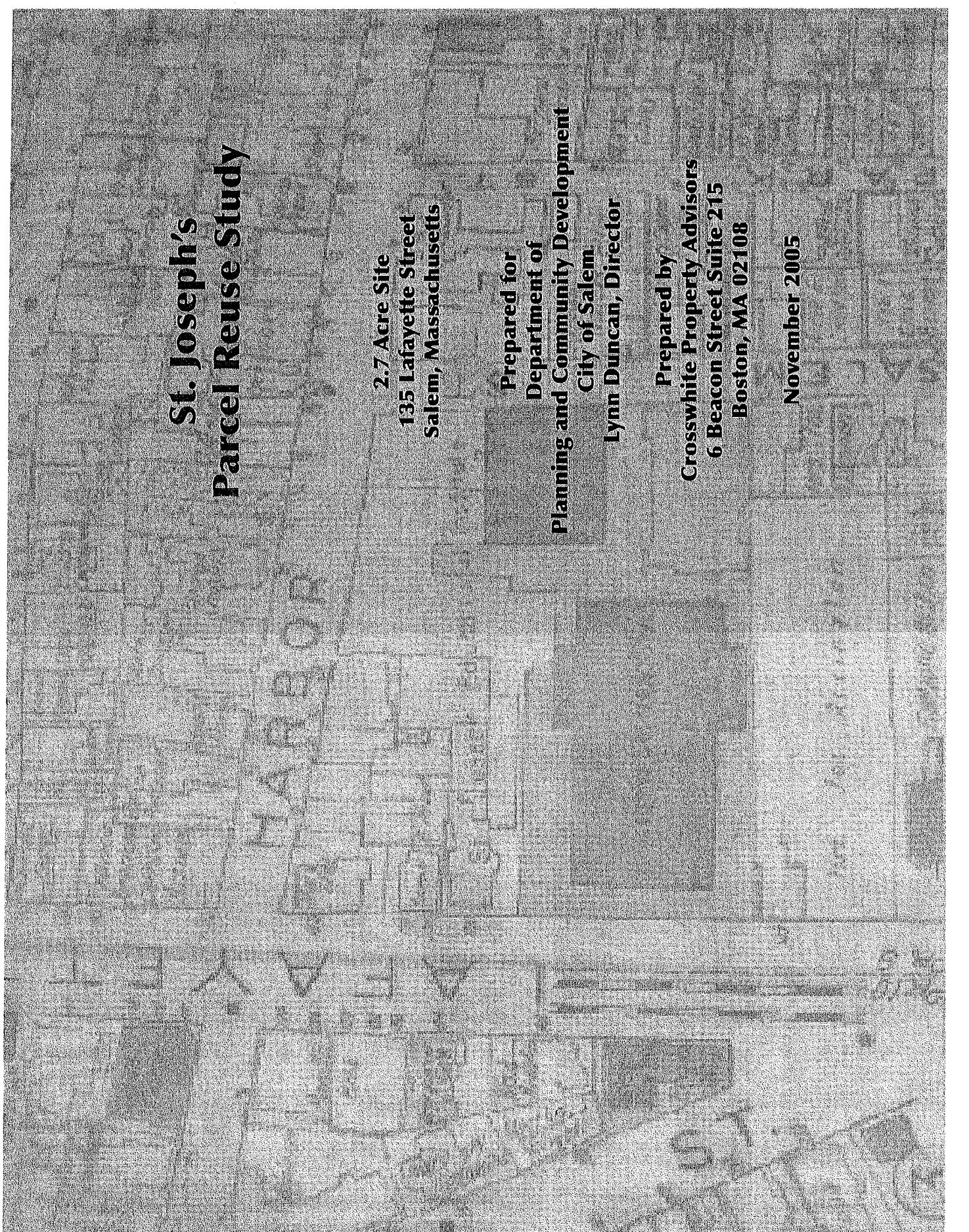


Exhibit D



St. Joseph's Parcel Reuse Study

**2.7 Acre Site
135 Lafayette Street
Salem, Massachusetts**

**Prepared for
Department of
Planning and Community Development
City of Salem
Lynn Duncan, Director**

**Prepared by
Crosswhite Property Advisors
6 Beacon Street Suite 215
Boston, MA 02108**

November 2005

ACKNOWLEDGEMENTS

Mayor

Stanley J. Usovicz, Jr., Mayor, City of Salem

St. Joseph's Reuse Committee

Linda Locke – Chair

Stakeholder Interviews

Lucy Corchado, Salem City Council, Ward One
Jim Haskell, Executive Director, Salem Harbor CDC
Tom Philbin, Executive Director, Boys & Girls Club
Walter Power III, Chair, City of Salem Planning Board

City Council

Michael Bencal
Lucy Corchado
Thomas H. Furey
Kevin R. Harvey
Joan B. Lovely
Joseph A. O'Keefe, Sr.
Leonard F. O'Leary
Jean M. Pelletier
Arthur C. Sargent, III
Micheal Sosnowski
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City of Salem Department of Planning & Community Development

Lynn Duncan – Director
Tania Hartford – Economic Development Planner
Rebecca Longley – Environmental Planner
Denise McClure – Deputy Director

Crosswhite Property Advisors

John C. Bowman, III, CRE – Development Economics
Leslie Donovan – Preservation
David M. Hart, AIA – Architectural
Albert S. Rex – Community Involvement
John Wathne, PE – Engineering

**CITY OF SALEM
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

Dear Citizens of Salem:

I am pleased to be able to present this St. Joseph's Parcel Reuse Study Final Report to you. Last year, a diverse community of Salem residents, businesses and community organizations joined together with Mayor Usovicz, and the City of Salem Department of Planning & Community Development to plan for the future use of this parcel and its relationship the Point neighborhood and all of Salem.

This report is the product of the dedication of the members of the St. Joseph's Reuse Committee and its able chair, Linda Locke. Thank you for sharing your thoughtful comments and valuable time in the many community meetings, and for your commitment to work for the future of the neighborhood.

The St. Joseph's parcel represents a hinge between the Point Neighborhood residential community and downtown Salem. This area includes the walking commercial corridor along Lafayette Street, single and multifamily houses and apartments, mix-used medical office buildings and a college. Lafayette Street is also an important thoroughfare connecting Marblehead to Salem and major roadways.

Planning for the future of this site requires weighing many competing interests, both social and economic: the desire to reinforce residential uses and open spaces; the need to increase the city's tax base; and the need to structure a financially viable future for the site now home only to abandoned buildings.

The challenges presented by the diverse interests in this parcel have been carefully considered. The report recommends a strategy for developing the site in which a financially viable project can be made to address community concerns.

ST. JOSEPH'S PARCEL REUSE STUDY

The suggested parameters for a Planned Unit Development builds on the neighborhood's existing urban character and provides a framework for the site to be thoughtfully redeveloped.

The findings of this study represent a blending of community preferences with the goal of a financially feasible reuse for the parcel. The study does not specify how the site should be developed, but proposes zoning parameters of use, floor area, and density that may be prerequisites for a financially feasible redevelopment of the parcel.

This report represents an early step in the future of this site as many development issues are yet to be resolved. It does lay the foundation for further discussion, and is a valuable record of the community's preferences as we extend our cooperative planning process for the St. Joseph's parcel. I encourage all of you who have invested your time in this effort to remain engaged in this process as we move forward together.

Sincerely,

Lynn Duncan, Director

TABLE OF CONTENTS

Introduction	1
Parcel Description	3
Parcel Development History	4
Existing Conditions	8
Preservation Issues	25
Community Process	27
Financial Feasibility	29
Preferred Use	31
Parcel Development Scenarios	32
Probable Parcel Development	35
Conclusion of Appropriate Zoning	36

INTRODUCTION

ST. JOSEPH'S PARCEL REUSE STUDY

Background

In the spring of 2004 St. Joseph's Church was closed under the Parish Reconfiguration Plan of the Archdiocese of Boston. The 2.4 acre parcel bounded by Lafayette Street, Harbor Street, Salem Street, and Dow Street contains four buildings including a church, rectory, school, and convent building, and a large parking lot. The Salem Department of Planning and Community Development began working with a group of interested citizens, the St. Joseph's Reuse Committee, to plan for the future use of the parcel. In November of 2004 the City of Salem commissioned this reuse study of the parcel.

Purpose of the Study

The primary objective of the study was to identify the most likely market supported uses of the parcel, and from among those, a preferred use which would benefit both the abutting neighborhood and the community at-large. A secondary objective of the study was to identify appropriate zoning for the parcel, a contextually non conforming use, through which the City of Salem may make the preferred reuse possible by making it legally permissible.

The Study Process

The reuse of a former church or school site can be a complicated matter simply because so many people, by virtue of both their residential adjacency, and their personal use and occupancy of the premises, feel a real sense of ownership of the community asset, and will follow with keen interest the process leading to its redevelopment. The singular contribution of the consultant is to bring a dispassionate, objective and informed opinion to the process.

The truly useful study should go beyond an imagining of the *possible* physical development of the site to an understanding of the *probable* development of the parcel. It is development economics - revenues and costs, sources and uses of funds, which will inevitably define the probable use of the parcel.

In real property development, determination of the highest and best use results from analyzing a range of development options through a succession of criteria screens representing, legal permissibility, physical possibility, financial feasibility, and finally maximum profitability. This economic view of highest and best use assumes that the eventual use will be the allowed use which is most profitable within the market represented by the supply and demand for those uses.

The process for determining a preferred reuse benefiting the neighborhood and the community at large would differ somewhat from the strictly economic process of determining the highest and best use of the property.

In this study the order of evaluation is to be reversed, with legal permissibility the last screen to be considered. After identifying the development alternatives, the likely physical dimensions of the preferred use among the financially feasible development alternatives will be envisioned, and the prerequisite zoning use, bulk and density approvals will be identified.

This reverse order of analysis makes sense because the subject is essentially a contextually non conforming use and the specification of a appropriate zoning would be a useful objective of the study. The regulatory role of the City would then be to make the preferred reuse possible by making it legally permissible.

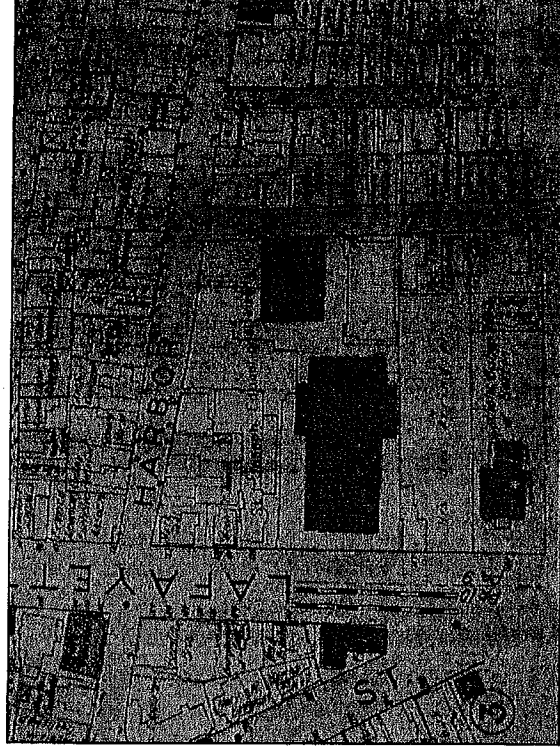
The existence of development rights does not result in development unless there is effective demand for that use in that location. Preference or desire alone does not represent market demand. Effective demand requires the ability to pay.

INTRODUCTION

The reuse of special-purpose properties such as churches and schools requires a thorough exploration of market demand to discover whether the locational and physical characteristics of the property, which are frequently inconsistent with the neighborhood context, can satisfy the expectations of the potential user of the site. The hard question to ask is at what price, if any, does the site become attractive to users willing and able to pay for occupancy.

So the requisite perspective is to think like a developer about this real estate venture. To this end, we have examined the history of the site development, the physical characteristics of the existing buildings, the reuse preferences of the adjacent community, the financial feasibility of alternate development scenarios, and the zoning required to legally permit the preferred reuse.

There are three basic components to any real estate venture: the property, the participants, and the project. The property is understood at this point. The participants include the owners, the adjacent community, and the City. In this case the proposed project description is not an up-front given, rather it is to result from the considerations of this study.



St. Joseph's Parcel 1911 Walker Atlas

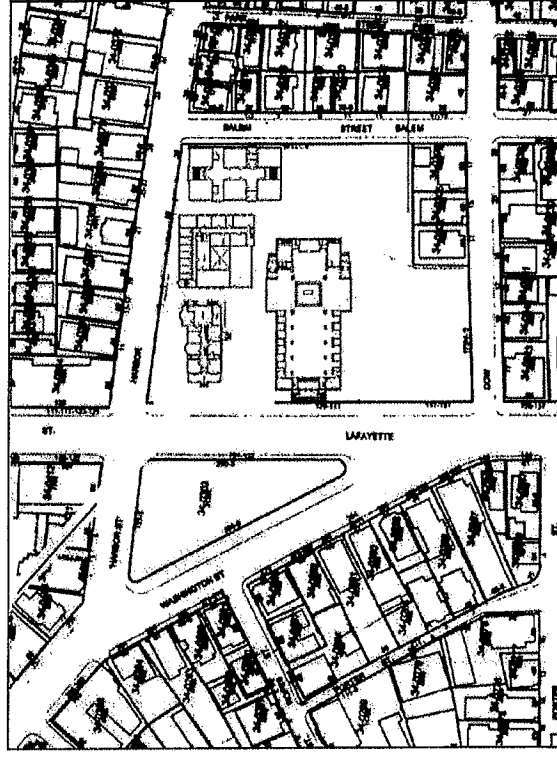
PARCEL DESCRIPTION

ST. JOSEPH'S PARCEL REUSE STUDY

The St. Joseph's parcel is a 2.7 acre site located just south of the Salem central business district. It is bounded to the west by Lafayette Street, to the north by Harbor Street, to the east by Salem Street, and to the south by Dow Street.

The parcel encompasses almost an entire city block with the exception of three single-family house lots located in the southeastern corner. Basically regular in its geometric configuration, the site has 415 feet of frontage along Lafayette Street to its west, 330 feet of frontage along Harbor Street to the north, 285 feet of frontage along Salem Street to the east, and 175 feet of frontage along Dow Street to the south. The grade changes by three feet over the 415 foot north-south dimension from Harbor Street to Dow Street, and changes by one foot across the 330 foot lot depth easterly from Lafayette to Salem Street.

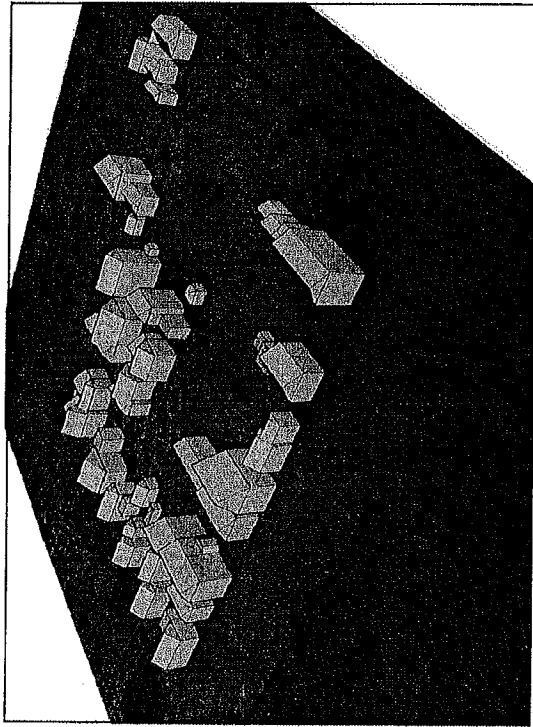
The site is currently improved by four buildings including a church, rectory, school, and convent. There is asphalt paving on about 56 percent (1.5 acres) of the site, with landscaped area comprising another 11 percent. The existing buildings cover approximately 33 percent of the site. The total floor area of the existing buildings is about 97,000 square feet and represents a .8 floor area to lot area ratio (FAR).



St. Joseph's Parcel 2005

PARCEL DEVELOPMENT HISTORY

The current 2.7 acre site was assembled from smaller residential parcels between 1881 and 1887. The creation of this super block required the closing of a smaller internal street. Building construction on the original smaller residential parcels within the current site occurred prior to 1881, but the buildings for church use were constructed between 1884 and 1962. Demolition of various structures on the site occurred between 1884 and 1962. The entire site was burned to grade by the Great Salem Fire of 1914. The earliest of the current buildings is the rectory, built in 1917, and the most recent is the convent, constructed in 1962.



1874

Time Line

- 1821 Parish of St. Joseph purchases Protestant Seaman's Bethel Church on Herbert Street.
- 1881 George Luscomb sells sizable parcel of land on Lafayette Street to John J. Williams - the first Roman Catholic Archbishop of Boston.
- 1884 First church opens for services in March - the building was wood frame and Gothic Revival.
- 1886 Roman Catholic Archdiocese of Boston purchases Charles Elwell's property immediately north of the newly built St. Joseph's Church - it was purchased for use as a parochial residence for the pastorate.
- 1887 Rev. Joseph Gadoury appointed pastor - purchases additional property around church resulting in a parcel that is almost a full city block.
- 1889 Parish consists of 5,000 congregants and a strong emphasis is placed on preserving French Canadian culture.

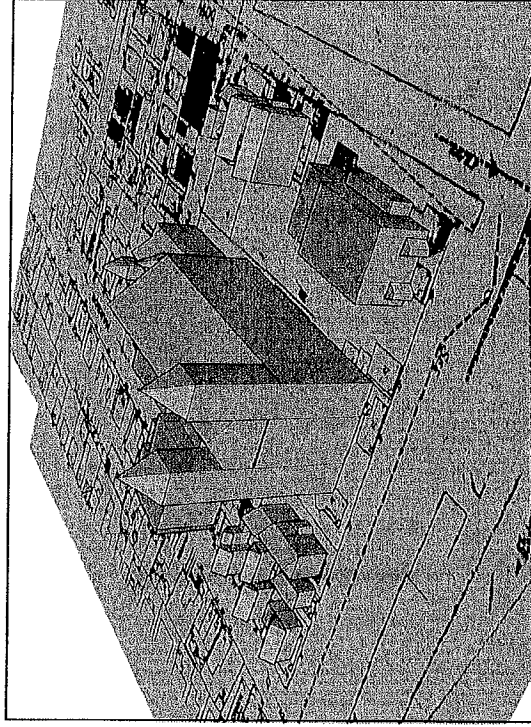
PARCEL DEVELOPMENT HISTORY

ST. JOSEPH'S PARCEL REUSE STUDY

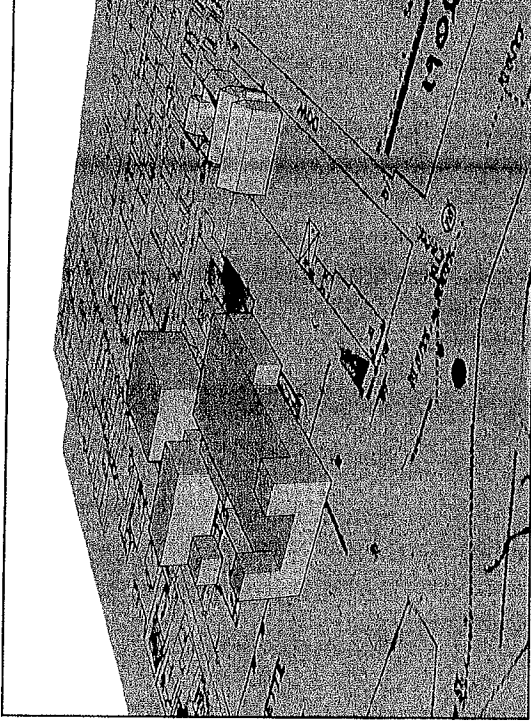
1892 Parish constructs first school on corner of Salem and Harbor streets on a parcel purchased in 1889. The building was wood frame and over the next years a small wood frame convent was built adjacent to the school and was connected by a small door.

1904 Rev. Gadoury dies and leaves \$37,427.73 to be used for educational purposes. Rev. George A. Rainville appointed pastor.

1905 A new brick church and rectory is constructed -
-1911 the old wooden church is moved to Salem Street almost directly behind the new church.



1911



1915

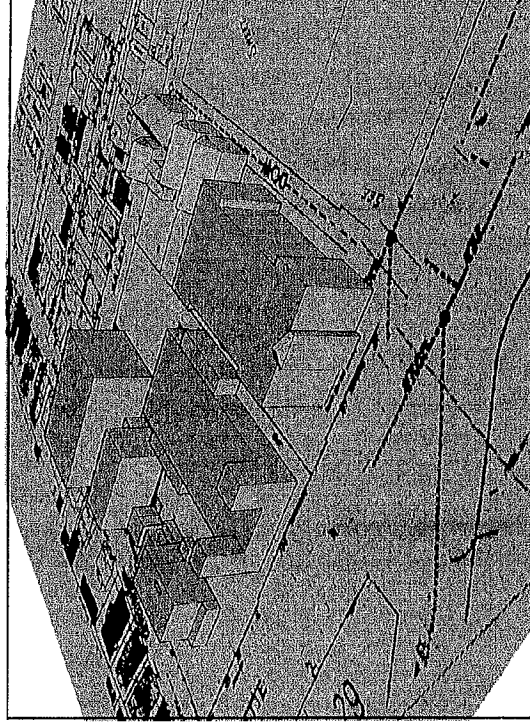
1914 June 25th - The Great Salem Fire guts the entire block including the new church. The basement of the charred church was remodeled to accommodate church services. New classrooms were constructed on the roof of the remodeled basement behind the remains of the church.

PARCEL DEVELOPMENT HISTORY

1917 Parishioners raise enough money to construct a new rectory on the corner of Lafayette and Harbor Streets.

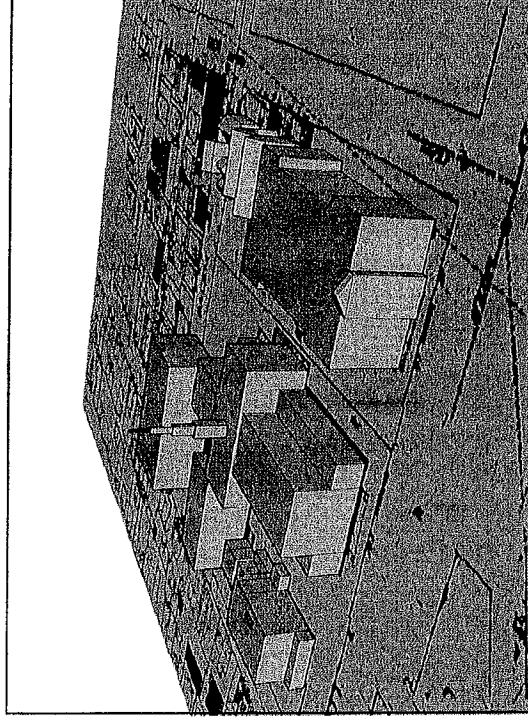
1921 A new St. Joseph's High School is built on the corner of Harbor and Salem Streets.

1925 A new brick parochial school is built on the corner of Dow and Lafayette Streets. The Sisters of Assumption arrive from Canada to staff the school.



1925

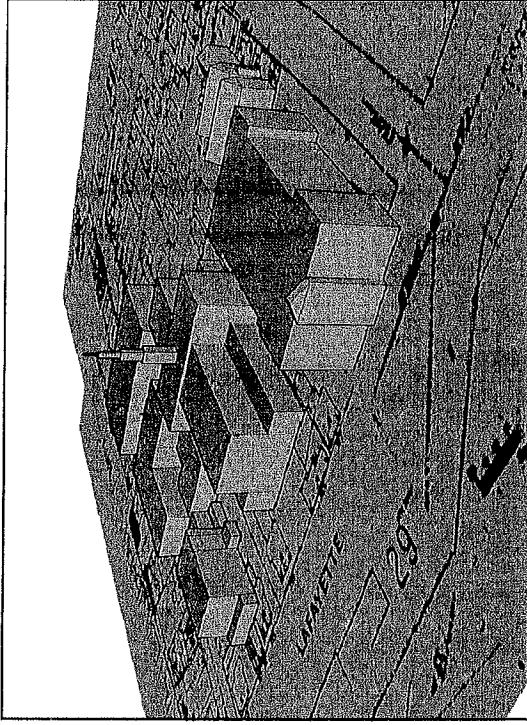
1949 May - the cornerstone is laid for the new St. Joseph's Church designed by Boston architect James J. O'Shaunessey.



1950

PARCEL DEVELOPMENT HISTORY

ST. JOSEPH'S PARCEL REUSE STUDY



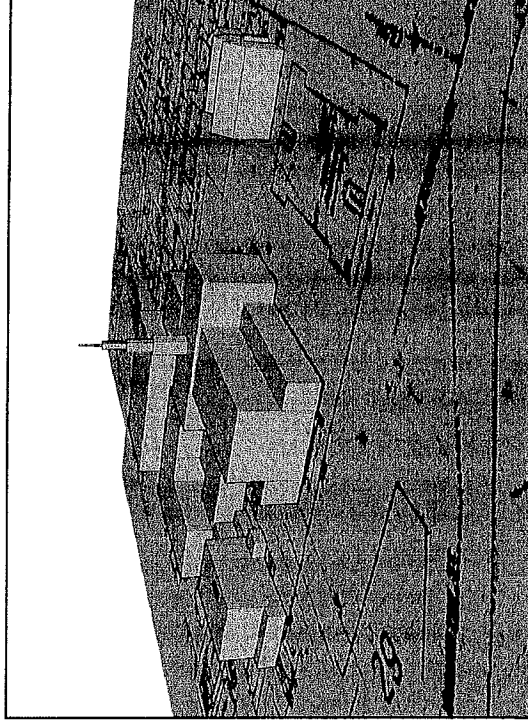
1962

1962 New convent designed by Fontaine and Del Sesto Architects of Rhode Island is built for the Sisters of the Assumption.

1973 Parish includes 2,200 families.

1982 Ecole St. Joseph on the corner of Dow and Lafayette Streets is demolished. The parish was unable to continue to maintain the school.

2004 St. Joseph's Parish Closes.

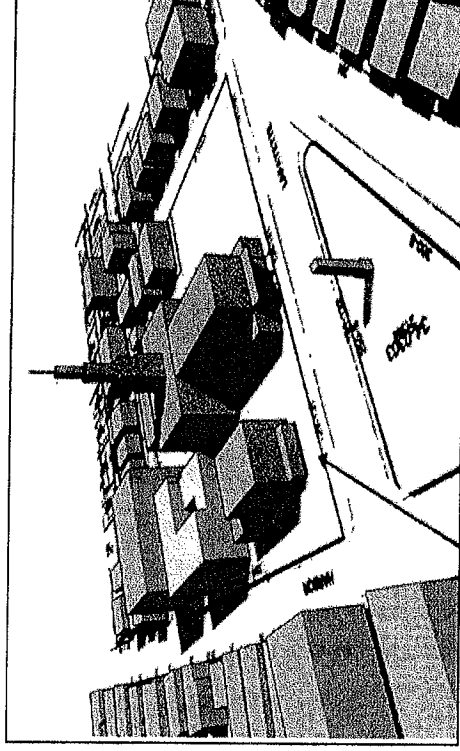


2005

EXISTING CONDITIONS

The church, rectory, convent, and school constitute the existing improvements to the parcel and total some 97,080 square feet of floor area as detailed in the table below.

	Church	Rectory	Convent	School	Total
Basement	17,700	3,660			21,360
First	17,700	3,660	7,990	7,750	37,100
Second	960	3,660	7,990	7,750	20,360
Third		2,250	7,990	7,750	18,260
Total	36,360	13,500	23,970	23,250	97,080



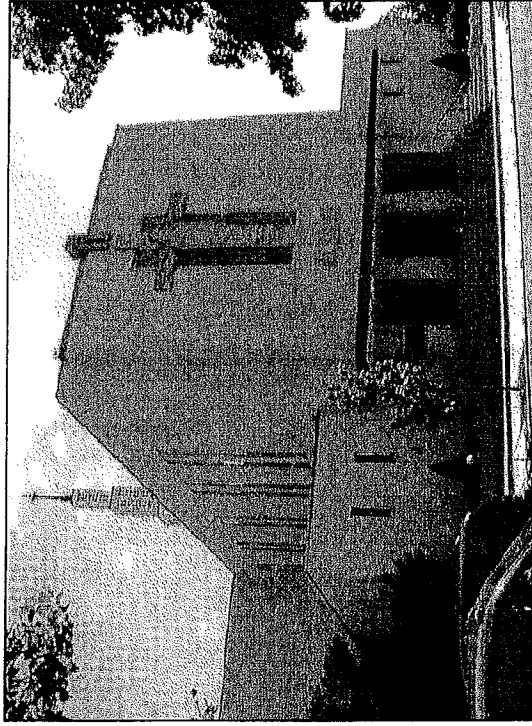
St. Joseph's Parcel 2005

In the following sections we detail the findings from our inspection of the condition of each building, and our assessment for each building of its suitability for adaptation to a use other than its original one.

EXISTING CONDITIONS

ST. JOSEPH'S PARCEL REUSE STUDY

The Church Building



Description

The church building is the third Saint Joseph's Church on the site. It was designed in 1948 and constructed in 1949-50 in the International Style with a glazed white brick exterior and very little exterior adornment. The structure is cruciform in plan and was constructed atop the remaining stone foundations of the second church on the site, which burned in the great Salem fire in 1914. There is a full basement level and a grand, high-bay main floor level (former sanctuary) with a balcony over the entry hall (former narthex) at the west end. A five-tiered tower sits upon the roof, centered about the transept crossing.

The brick exterior is header-bonded to a multi-wythe, back-up wall system of load-bearing concrete brick and red common brick. This typically lands on the earlier foundations, except where plan changes were made from the original church and it lands on newer foundations, presumed to be of board-formed cast-in-place concrete.

The roofs are constructed of a 2" concrete slab on mesh-reinforced Kraft paper draped between bar-joists on steel beams that span between exterior walls. The tower consists of a louvered and sheet metal-clad, wood-sheathed steel frame supported on transfer beams in the roof structure.

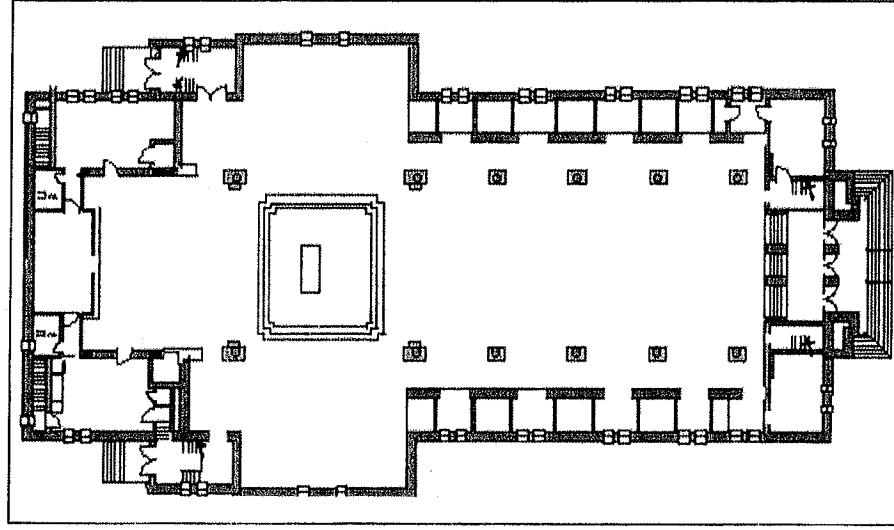
The main floor is constructed of a reinforced concrete rib-slab on concrete encased steel beams and steel columns. The basement floor is a concrete slab-on-grade.

According to the original drawings, the present structure may include parts of the original church that were repaired or altered for interim use between the 1914 fire and the 1949-50 reconstruction. These elements include steel beams of the first floor that were apparently sistered and lowered and then encased to provide beam-support for the first floor rib-slab, the original foundations (presumed to be stone but referred in the original

Date:	1949-51
Architect:	James J. O'Shaunessey
Foot Print:	192' x 110'
Stories:	2
Gross s/f:	36,360
Net s/f:	29,150
Net s/f at:	
	Basement
	First Floor
	Organ Loft
Ceiling Height:	
	Basement
	First Floor
	Organ Loft
	11'6"
	44'
	32'

EXISTING CONDITIONS

drawings as concrete), and portions of the original red brick masonry walls which must have been covered with the present white glazed brick.



Existing
First
Floor

Conditions

At every vertical corner of the building, a long, deep vertical crack has occurred approximately 4" from the corner on both faces. The face-brick (white glazed) has not demonstrated compatibility with either the brick or concrete back-up material.

Prior to any repairing of the corners of the face brick, an investigation and analysis will have to be performed to demonstrate that the ties between the backup brick and the face brick have retained their structural integrity.

If it is determined upon inspection that the backup and ties are currently sound, only the corners of the face brick will need to be stripped and rebuilt.

The brick over the windows is supported by embedded steel lintels, of which the bottom flanges can be seen from the exterior. Stress lines can be seen in the form of horizontal cracks and movement in and near the joint in which the lintel sits, often for long stretches of wall such as the north and south elevations, which have repetitive closely spaced windows that share the same top elevation. The cause of the cracking and movement is most likely the corrosion of the steel lintels and subsequent rust jacking.

To halt further damage to the building facade, veneer brick should be stripped off the existing lintels, which should then be removed and replaced with new, corrosion-resistant galvanized steel. If it is evident that the corrosion is only occurring on the outside face of a given steel lintel, it may be possible to remove the rust and corrosion-protect the steel from the outside. Cracks caused by rust jacking should be pinned, knitted back together or repointed as necessary, depending upon the situation.

EXISTING CONDITIONS

ST. JOSEPH'S PARCEL REUSE STUDY

There are thermal cracks at the north and south facing walls to the east of the transept. These relatively short walls are rigidly attached via the roof structure to the longer walls on the west side of the transept. When thermal expansion and contraction occurs in the roof structure, it creates a "tug of war" between the two respective sections of, causing diagonal shear cracks to occur in the shorter ones.

Thermal effects of this nature are unavoidable in this type and scale of construction and can best be accommodated by the introduction of sawcut control joints in the brickwork that will allow the stresses caused by these movements to be relieved.

The chimney near the northeast corner of the building is in a cracked and somewhat fragmented condition. While it remains serviceable at present, it will eventually need to be reconstructed.

The steel structure within the tower is rusting. *The steel structure will need to be cleaned and painted if the tower is to be retained.*

Water is entering the interior of the structure through the exterior envelope at several scattered locations, as is evident in staining on the interior surfaces of walls.

Structural Considerations for Reuse

Having been purpose-built as a church, the structure is limited as to future uses without significant modifications. Per code, the renovated structure would have been constructed to support 60 pounds per square foot (psf) for a fixed-seating assembly area.

The original structural drawings indicate that the rib-slab system as designed would have had live load capacity of approximately 70 psf and the steel beams, if not considered to act compositely, would have a capacity of 80 psf, both of which are less than the 100 psf that the code would require for a flexible plan, non-fixed seating assembly area or gymnasium.

Also, the column size that was specified has a live load capacity of 70 psf, meaning that the columns would need to be reinforced were the live loads to be increased above this level.

The roof structure was clearly constructed as a roof, and a vertical addition over the top of the church would require the roof to be replaced or over-framed.

It is not clear what additional capacity the existing, re-used original foundations have as they are not described on the reconstruction drawings. Therefore, it cannot be assumed that the existing foundations can take additional load. Also, the damaged condition of the brick walls that bear on them and the fact that they are a mix of earlier and later construction could be problematic.

Given the tall interior space that this structure contains, the logical place for any additions would be to the interior. Because of the above limitations and concerns, however, such an addition may need to rest on its own columns and foundations that bear through the existing first floor slab system.

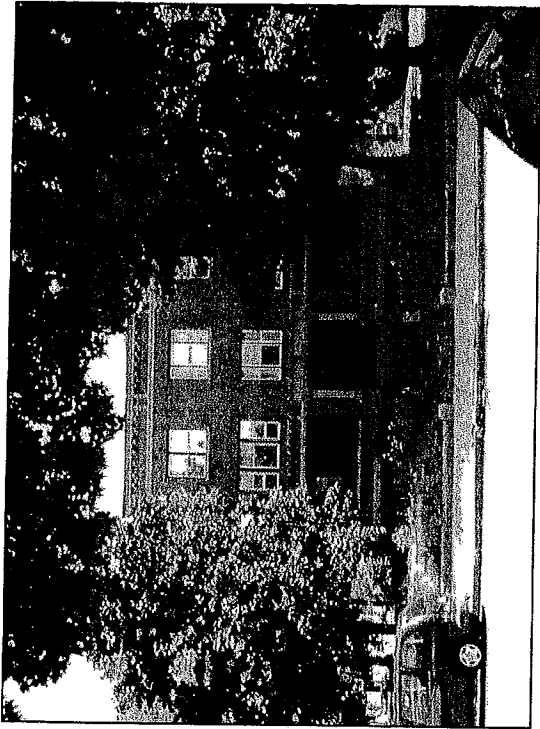
EXISTING CONDITIONS

If additional floor area or mass is added beyond 10% of the present condition, the existing structure would also need to be analyzed for seismic loading. Un-reinforced masonry wall construction is hard to make compliant with seismic loading requirements and would likely need to be supplemented with additional masonry walls on the interior or by the filling of several window or door openings. Given the independent vertical support requirements of an interior addition, it might be feasible to laterally brace such an addition independently from the surrounding construction.

EXISTING CONDITIONS

ST. JOSEPH'S PARCEL REUSE STUDY

The Rectory Building



Description

The rectory building is a colonial revival-style, three-story structure with a full basement and a flat roof, constructed ca. 1917. There are porches at front and rear elevations, multiple stair vestibules and bay windows.

The roof and floors are constructed of board-sheathed dimensional lumber joists that are believed to run in the north-south direction, between the exterior masonry walls and interior wood-stud bearing walls. These are supported on timber beams and metal columns at basement level.

The exterior elevations consist of a complex, "butter-jointed" bonded brick veneer, presumably over a brick back-up with concealed headers (diagonally cocked bricks that are let into angled recesses in the back of the veneer). Window and door openings have cast stone lintels and sills, there is a cast stone band crossing the front elevation, a cast stone dentil and modillioned cornice with string course below, and brick quoining at the corners. There is also a patterned condition between the lower cast stone band and the foundation which steps in and out every 2 courses to create a banding effect with a 1½" reveal.

Date: 1917
Architect: Unknown
Foot Print: 50' x 85'
Stories: 3
Gross s/f: 13,500
Net s/f: 9,630
Net s/f At:

Basement 2,590 8/1 bath
First Floor 2,360 9/2 bath
Second Floor 2,940 7/1 bath
Third Floor 1,740

Ceiling Height

Basement 7'11"
First Floor 9'6"
Second Floor 9'
Third Floor 8'7"

EXISTING CONDITIONS

Conditions

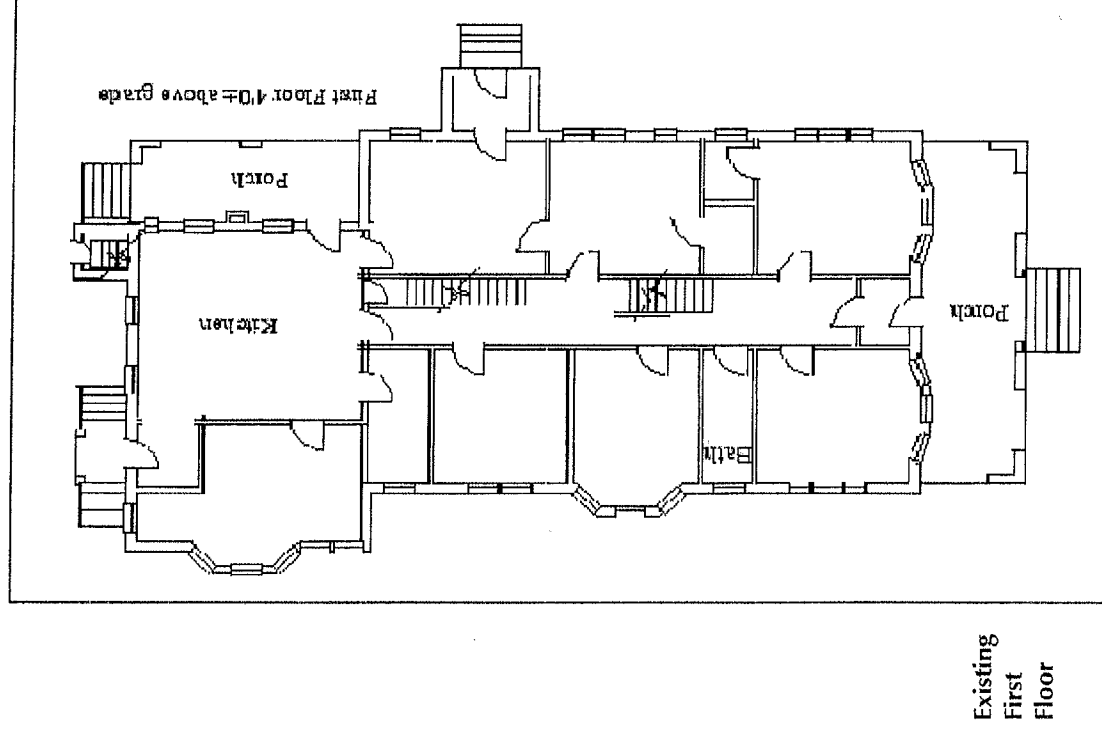
The exterior brick seems well fired and the mortar appropriate for the brick. That being the case, we have still noted significant damage (most likely due to the use of concealed headers) which is described below.

In areas where the exterior wall is a story or less such as at the porches and vestibules, the low brick banding has experienced significant movement in the form of bowing horizontally and / or vertically along the wall.

This condition specifically occurs on all three sides of the west facing (front) porch and entry steps. The piers at the bottom of the steps show significant movement as well as cracks in the lower concrete foundation wall. The south-east porch (south wall), south facing porched entrance canopy housing stairs up to the first floor, and the north facing porch have also all incurred movements due to the instability of the brick banding.

The resultant bowing of the lower bricks caused by the redistribution of support is in and of itself a potentially unstable arrangement that will increase in magnitude as mortar joints naturally weather and erode losing their tensile strength. The outer wythe (10 courses) of the single story segments of wall between the belt course and the foundation would need to be sequentially disassembled and rebuilt using galvanized or stainless steel brick anchors to stabilize the projecting bands.

The brick over the windows is supported by embedded steel lintels, of which the bottom flanges can be seen from the exterior. Most of the steel lintels are currently deflected (sagging in the middle), and stress lines can be seen in the form of horizontal cracks in the joint that the lintel sits in, or step cracks originating at the top corner of the window and projecting diagonally upward.



EXISTING CONDITIONS

ST. JOSEPH'S PARCEL REUSE STUDY

The cause of the sagging of the lintels and adjacent cracking is directly attributable to corrosion of the steel lintel and subsequent rust jacking.

To halt further damage to the facade of the building, veneer brick should be stripped off at the lintels and the lintels should be removed and replaced with new galvanized steel. If it is evident that the corrosion is only occurring on the outside face of the steel lintel, it may be possible to remove the rust and corrosion and protect the steel from the outside. Cracks caused by rust jacking should be individually assessed, and pinned, knitted back together or repointed as necessary.

Many of the mortar joints between the upper string course and the cornice, as well as at other scattered locations on the building have eroded and need to be repointed.

One of the cast stone units in the north façade's string course has spalled and is about to fall to the single-story roof below, possibly damaging it or rebounding onto the sidewalk. The spalled piece of stone should be removed and stored.

There are several cracks and spalls in the cast-in-place concrete steps that should be repaired using standard concrete restoration methods such as adhesive-injecting cracks, exposing and corrosion-treating embedded steel (if any) and applying formed or trowel-grade restoration mortar to spalls.

The ceilings in several of the interior spaces of the first, second and third floors have diagonal cracks, particularly near the southeast and northeast corners of the building. These are most likely to be from normal deflection and seasonal moisture changes in the wood construction in contrast with the unchanging masonry at the exterior. Damage is most severe at the roof scuttle stair at the east end of the third floor, where the plaster is water-stained. This

corresponds to an area of the exterior where the mortar joints are eroded. *These cracks will need to be patched and then watched to see if they reoccur. The exterior masonry should be checked and repointed if needed to eliminate water entry points.*

There is fairly extensive water damage to the finishes at the third floor, within the west half of the north wall. This corresponds to eroded mortar joints and some diagonal cracks in the exterior masonry, and some rust staining on the cornice. The masonry should be repointed and the crack repaired. The roof edge flashing should be checked for leaks.

The exterior foundation brickwork of the north wall is efflorescing in the basement, suggesting infiltration of water. The mortar and the brick units themselves still look sound. *Restoration of the exterior masonry would be required to alleviate this problem.*

EXISTING CONDITIONS

Structural Considerations for Reuse

Having been purpose-built as a rectory, the structure would have been constructed for a relatively light (40 psf) floor load and would lend itself easily to a residential use (with the same 40 psf live loading) but not necessarily anything heavier without additional investigation to justify heavier loads.

The room and basement column layout would suggest that there are interior bearing walls running down each side of the central corridor. This means that any future use that does not retain at least these two walls will require the supplemental re-support of the floor or roof structures, most likely involving the insertion of beams and columns in place of the walls.

One or more additional floors on top of the structure would most likely require the removal or building-over of the existing roof structure, which is pitched to drain (toward the interior) and has most likely been constructed only to support snow loads, which are lighter than design floor loads. In the case of the lower roof, a build-over would push the floor level above that of the present third floor, making access to the new space more difficult. In this case, replacement would probably be required.

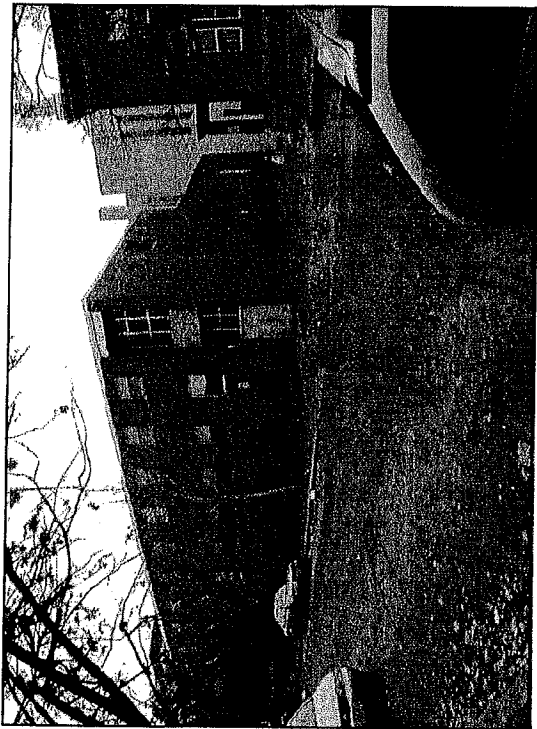
Whether or not the perimeter foundations could support one or more additional levels would need to be determined by structural analysis. By the nature of their construction, the interior bearing lines probably would not have much additional support capacity and would most likely need to be reinforced.

If additional floor area or mass is added beyond 10% of the present condition, the existing structure would also need to be analyzed for seismic loading. Unreinforced masonry wall construction is hard to make compliant with seismic loading requirements and would likely need to be supplemented with additional masonry walls on the interior or by the filling of several window or door openings.

EXISTING CONDITIONS

ST. JOSEPH'S PARCEL REUSE STUDY

The Convent Building



Description

The convent is a two-story-plus-basement, brick-clad residential structure of a modern style that typical of the 1960's. Roofs are constructed of precast concrete plank on steel bar joists, and the first and second floors are concrete slabs on metal deck supported by bar joists. The bar joist framing is supported by the exterior walls at the perimeter and by steel beams and columns at the interior. The exterior walls are concrete unit masonry with header-bonded brick veneer supported on cast-in-place concrete foundations. The basement floor is a concrete slab on grade.

Date:	1962
Architect:	Fontaine and Del Sesto
Foot Print:	92' x 95'9"
Stories:	2
Gross s/f:	23,970
Net s/f:	18,045
Net s/f at:	
	Basement
	First Floor
	Second Floor
Ceiling Height:	
	Basement
	First Floor
	Second Floor

EXISTING CONDITIONS

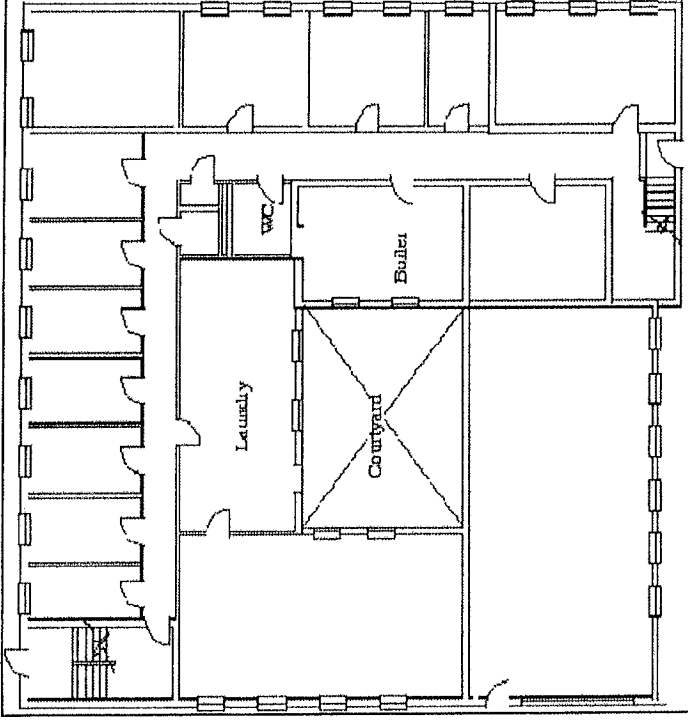
Conditions

Typically the masonry appears tightly bonded and sound. The mortar is in adequate condition and no re-pointing is necessary for the foreseeable future.

The brick over the windows is supported by embedded steel lintels, the bottom flanges of which can be seen from the exterior. The masonry on either side of the window is revealing early signs of lintel corrosion and rust jacking illustrated by short lengths of mortar being pushed out of the joint common to that containing the flange of the lintel. The required repair would include dismantling veneer brick to access lintels, removing the rust and corrosion protecting the steel from the outside. Local repointing at damaged joints would also be required as part of the lintel repair.

There is a large garage door opening on the west facing façade of the building, the masonry over which is supported by a steel W-flange beam with a full-wall thickness steel plate welded to the bottom flange (visible from the opening). The top surface of the plate is rusting and jacking itself downward away from the beam.

The repair would include: shoring of the garage door opening, removal of the bottom plate and subsequent repair and corrosion-protection of the beam flange and replacement of the bottom plate using galvanized steel.



Existing First Floor

Structural Considerations for Reuse

Having been purpose-built as a convent, the structure would normally have been constructed for a relatively light (40 psf) floor load. Looking at the original structural drawings for the building, the framing plans indicate design loads of 100 psf and 150 psf for the residential and public areas, respectively.

EXISTING CONDITIONS

ST. JOSEPH'S PARCEL REUSE STUDY

A cursory check of the specified members, however, found that these are total dead plus live loads and that the actual design loads are on the order to 40-50 psf and 100 psf, respectively, in keeping with applicable code requirements.

This being the case, a closer analysis will be required to determine whether and where the 50 psf threshold can be reached (to allow for office or educational occupancy), or whether the floor loads are simply limited to a residential, 40 psf use. Preliminary calculations suggest that the floors will be good for 50 psf, although this must be more thoroughly verified.

The interior masonry walls are all load bearing. This means that any future use that does not retain them will require the addition of beams and columns to support the widened spans. Removal of walls may also have seismic ramifications, see below.

The high roof appears to have been designed for just the dead load plus snow load (noted as 60 psf total capacity on the structural drawings). Subsequently, the addition of one or more additional floors above this level would require removal or building-over of the existing roof structure.

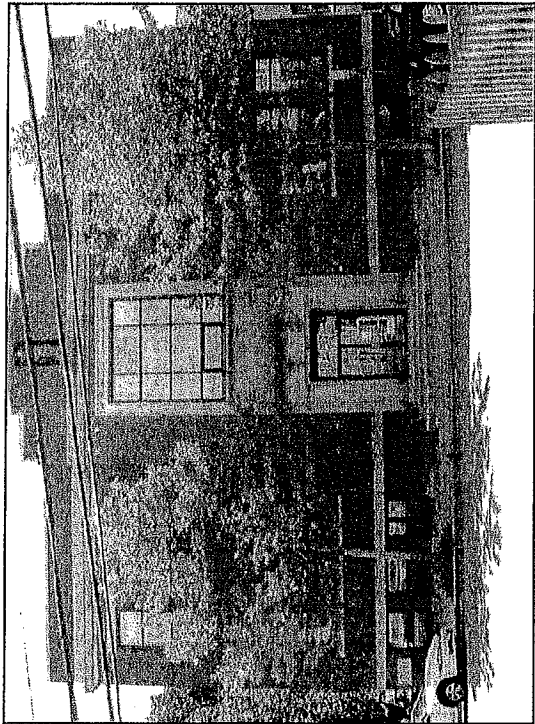
The present low roof, which appears to have been utilized as a porch, was framed like the first floor (with the same noted capacities), meaning that it could theoretically be turned into a floor without requiring reinforcement.

Whether or not the perimeter foundations could support one or more additional levels above the present high roof level would need to be determined by structural analysis. Because of the consistency of the specified construction, it appears likely the walls and foundations that support the low roof portion of the structure could support one additional floor, bringing the roof to all the same level.

If additional floor area or mass is added beyond 10% of the present, the existing structure would also need to be analyzed for seismic loading. Unreinforced masonry wall construction is hard to make compliant with seismic loading requirements, however, the large number of masonry walls increase the chances that the existing structure will comply. The removal of masonry walls from the interior, even if the structure is not expanded, would require a seismic analysis to be done and the structure to be maintained at a level of either its original lateral strength or that is compliant with the code for new construction.

EXISTING CONDITIONS

The School Building



Description

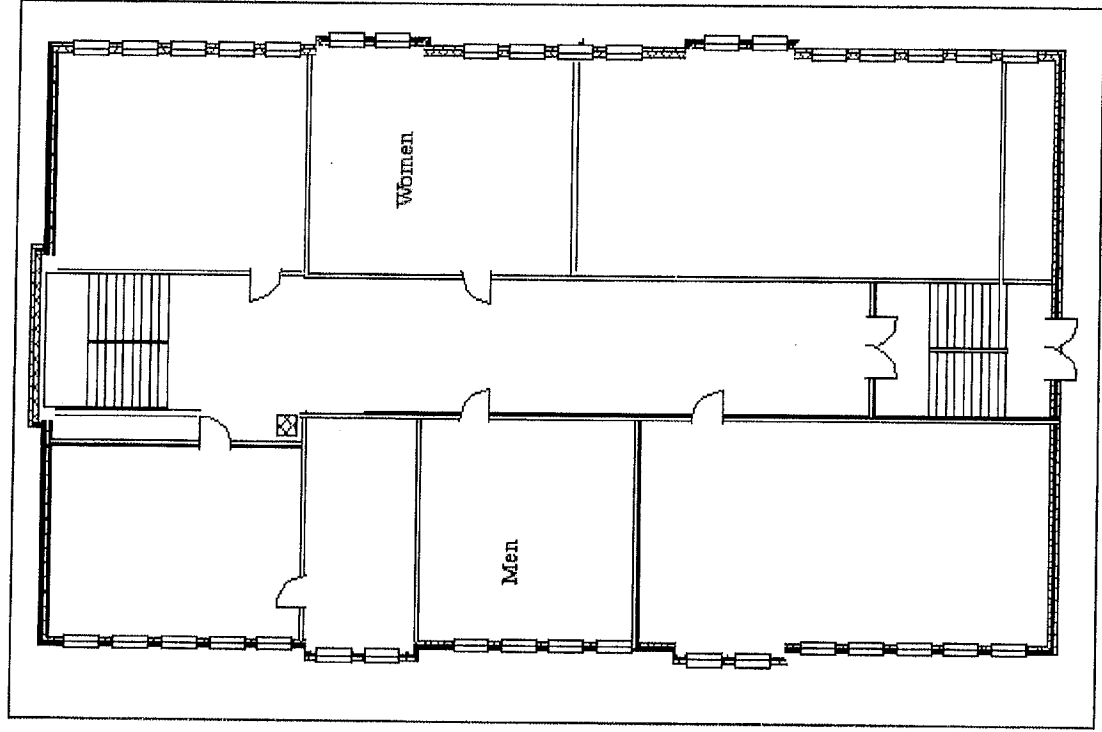
The school building is a colonial revival-style, two-story structure with a full basement and a flat roof, constructed in 1921.

The roof and floor construction is believed to be board-sheathed dimensional lumber joists supported by the perimeter walls and interior, wood and masonry bearing walls, and by steel beams over the large open-plan area at the second floor.

The exterior elevations consist of "butter-jointed" bonded brick veneer, presumably over a brick back-up with concealed headers. Window and door openings are headed with cast stone or brick soldier coursing supported on steel angle lintels. Windowsills, belt courses, cornices and other adornments are all of cast stone. There are raised pediments along each of the long sides (east and west facing) of the building and one at front entrance on Harbor Street, where the cast stone front entrance is ornamented with Doric capitals.

Date:	1921
Architect:	Unknown
Foot Print:	66'3" x 117'2"
Stories:	3
Gross s/f:	23,250
Net s/f: (includes basement)	15,560
Net s/f at:	
Basement	5,610
First Floor	4,630
Second Floor	5,320
Ceiling Height:	
Basement	11'
First Floor	11'10"
Second Floor	13'10"

EXISTING CONDITIONS



Existing First Floor

Conditions

The exterior brick seems well fired and the mortar appropriate for the brick. However, the south pediment on the west-facing wall is showing signs of local shifting in the masonry, and the north pediment on the east-facing wall has seen some step-cracking. Also, the north corner of the east facing wall appears to have eroded mortar joints between the top of the wall and the "cornice" / top cast stone belt course.

All five of the pediments appear to be in need of repointing, at a minimum. The pediments will need to be more closely inspected via aerial lift to determine the extent of rebuilding and re-pointing, and to pinpoint any causes of local movement and cracking such as embedded corroding metal.

On the east and west-facing long walls, between the 1st and 2nd floors, a small patch has been consistently made along the length to infill a likely previous cast stone ornament. The brick patch has not been knit into the adjacent masonry and the patches appear unsightly. *Although not structural, consideration should be given to re-patching the masonry and knitting the patch into the adjacent masonry for aesthetic reasons.*

Damage has occurred in a few locations in the cast stone belt course between the basement and 1st floors on the west facing elevation. Specifically, the cast stone has cracked along the central segment of the wall toward the south and at the very south end of the wall. The cast stone has also spalled on the south segment. *Commonly this type of damage occurs due to embedded metal pipe in the cast stone that corrodes and causes rust jacking. The presence of embedded steel pipe should be verified, and removed if present. The belt course should be patched with similar material.*

EXISTING CONDITIONS

The cast stone modillion comprising part of the ornamental assembly over the 1st floor windows on the south projecting bay of the west facing elevation have been damaged and suffered loss. *The modillion should be cleanly cut, removed and replaced in like kind.*

The brick over the windows is supported by embedded steel lintels, of which the bottom flanges can be seen from the exterior. Lintels on the north segment of the east facing walls appear to be deflected (sagging in the middle), and some minor movements are visible adjacent to the windows. The cause of the sagging of the lintels and adjacent movement is directly attributable to corrosion of the steel lintel and subsequent rust jacking. *The extent of damage will need to be determined, and the affected lintels subsequently replaced or corrosion protected depending on their condition.*

The "cornice" or belt course below the roof has cracked at the north projecting bay on the east facing wall. *The cast stone unit will need to be pinned following corrosion protection of any exposed steel reinforcement.*

There are multiple miscellaneous (but not extensive) cracks along the façade. Most notably, the south facing back wall has vertical cracks above the window and at the east corner. There are also cracks scattered on the north, west and east façades. *Cracks should be further evaluated, sources of rust jacking neutralized, and cracks should be pinned or knitted back together and repointed.*

There is a cracked concrete step tread at the bottom of the east stair's basement run that must be repaired.

There is a localized depression in the east wall-to-ceiling intersection, directly in line with a perpendicular ceiling soffit over the second floor assembly hall. This may be related to crushing or movement that is occurring at the bearing end of whatever beam or girder may be within the ceiling soffit and *would need to be investigated.*

Structural Considerations for Reuse

Having been purpose-built as a school, the structure would have been constructed for a live load of 50 psf in the classrooms and 75 psf in the corridors. This compares favorably with residential at 40 psf, office at 50 psf and, of course, continued use as a school, although the current code now requires 80 psf for corridors rather than the previous 75 psf.

The room layout would suggest that there are interior bearing walls running down each side of the central corridor at the basement and first floor. This means that any future use that does not retain at least these two walls will require the supplemental re-support of the floor or roof structures, most likely involving the insertion of beams and columns in place of the walls.

One or more additional floors on top of the structure would most likely require the removal or building-over of the existing roof structure, which is pitched to drain (toward the interior) and has most likely been constructed only to support snow loads, which are lighter than design floor loads. Reinforcement of the long clear roof span over the second floor assembly hall would most likely be extensive and the many windows in the exterior make it doubtful that the exterior walls would support much, if any, additional load.

Assuming the added floor area or mass would be beyond 10% of the present, the existing structure would need to be analyzed for seismic loading. The unreinforced masonry walls with the many window openings would almost certainly not qualify seismically for present or even increased seismic loads and would either require significant reinforcement or supplementation in the interior.

Whether the building is added to or not, re-use as an educational facility would require seismic upgrade in addition to reinforcement of the floor construction.

EXISTING CONDITIONS

Summary of Structural Conditions

Building	Existing Condition	Reuse Potential
School	Fair	Could support school, limited office or residential use. Additional floors can not be added to the building without additional support and seismic upgrades.
Convent	Good	Currently the floor supports required residential loads. Additional examination is needed to determine feasibility of other uses without additional supports. All interior walls are load bearing. Their removal would require the insertion of beams and columns.
Rectory	Fair-Good	Currently the floor supports required residential loads. Additional examination is needed to determine feasibility of other uses without additional supports. The central hall walls are load bearing. Some interior partition walls could be removed without additional support.
Church	Fair	Currently the church meets requirements for a fixed floor assembly plan but not for a non-fixed seating or assembly area or gymnasium. Any additional floors within the building would require the construction of a structure within a structure.

Historic Preservation Status and Reviews

The St. Joseph's Church Complex has not been inventoried and therefore is not listed on either the National Register of Historic Places or the State Register of Historic Places. In our opinion, the complex is eligible for listing on both registers once inventoried. The Salem Historical Commission, the Massachusetts Historical Commission and the National Park Service would be required to approve listing on the National Register.

Significant Building Features

Due to its height, scale and massing, St. Joseph's Church (1948) is a landmark structure at the north end of Lafayette Street and in the Point neighborhood. The primary significance of St. Joseph's Church and Parish buildings is as an interrelated complex that provided religious, educational and social services and spaces for the parish. The complex also is significant for its religious and cultural associations with Salem's French Canadian community and in particular with the Point neighborhood. St. Joseph's Church and Parish buildings are eligible for listing in the National Register of Historic Places under criteria A and C at the local level.

The scale of the buildings on this block has changed over time. Following the Salem Fire in 1914, the scale of the parish buildings increased dramatically, reflecting the growth and prosperity of St. Joseph's Parish through the early twentieth century. The scale of the current church is the same as that of the church built in 1911. The one incongruous feature of the site today is the empty lot at the corner of Lafayette and Dow streets. Historically, there has been a building located here, defining this corner of the block and continuing the street wall along Lafayette Street.

The church building is a rare example in Salem of an architect-designed International Style building. The interior and exterior are substantially intact and represent a competent execution of a coherent design. This building is of primary significance to the St. Joseph's Parish complex.

The rectory building is an intact example of the Late Gothic Revival Style with fine interior Arts & Crafts detail. It retains its original front door with leaded glass transom and sidelights and original 1/1 wood sash with some original glass. It defines the corner of the block Harbor and Lafayette Streets and architecturally it is a good example of its style. It is a contributing building to the St. Joseph's Parish complex.

The school building is an example of an eclectic combination of Late Classical Revival and Paneled Brick Styles with much of its interior plan and original features intact. Despite the replacement of windows and doors, it is a good example of a 1920's school and contributes to the significance of the complex.

Architecturally, the convent building is not significant. It does not meet the typical 50-year age requirement for National Register eligible buildings. The Massachusetts Historical Commission will have to be consulted to determine whether this building is a contributing structure to the St. Joseph's Church and Parish Buildings eligible property. The convent is important for its function as part of the complex, representing a use that has been associated with the church and located on this block at least since 1906. The building also defines the street wall along Harbor Street with the adjacent school.

PRESERVATION ISSUES

Adaptive Use Issues

A building listed individually in the National Register of Historic Places or certified as a contributing structure in a National Register district may be eligible for the 20% federal investment tax credit.

If a single owner redeveloping the site chooses to qualify for the 20% federal historic tax credit on one building in the complex, work on all of the contributing buildings in the complex must meet the Standards for Rehabilitation, regardless of whether the tax credit is taken on the other buildings. In addition, the rehabilitation plans must be approved by the Massachusetts Historical Commission (MHC) and the National Park Service (NPS).

The same owner of a complex of buildings that were functionally related historically cannot demolish one contributing building in the complex and still qualify for a historic tax credit on any other remaining building in the complex.

The church, rectory and school buildings have many exterior and interior features that are significant and will have to be retained if a project intends to comply with the Secretary of the Interior's Standards for Rehabilitation and qualify for the 20% federal historic tax credit. If a certified rehabilitation is considered, the church and the rectory buildings will have to retain much of their existing plan and interior detail; the school building will have a bit more flexibility.

COMMUNITY PROCESS

The St. Joseph's Parcel Reuse Study was a community based process led by the City of Salem Department of Planning and Community Development in conjunction with the St. Joseph's Church Reuse Committee chaired by Salem resident Linda Locke. One of the stated goals of the process was to understand the community's interest in the site. This was achieved through a series of stakeholder interviews and public meetings. Stakeholders were identified as individuals who had a unique interest or understanding of the site. Working with the Reuse Committee and Department of Planning and Community Development, the consulting team identified the stakeholders.

Stakeholder Interviews

A series of stakeholder interviews were undertaken with individuals identified during the first phase of the process. The list of stakeholders included individuals who either had a defined role in the process or could offer a unique perspective based on their relationship to the complex, the Point Neighborhood or future use.

- Lucy Corchado, Salem City Council, Ward One
- Jim Haskell, Executive Director, Salem Harbor CDC
- Linda Locke, Chair, St. Joseph's Reuse Committee
- Tom Philbin, Executive Director, Boys & Girls Club
- Walter Power III, Chair, City of Salem Planning Board
- Stanley Usovicz, Jr, Mayor, City of Salem

Public Meetings

Additionally, a series of seven public meetings were held to help understand the role the site played in the community and to receive feedback about the future of the complex.

- December 12, 2004 - Reuse Committee Meeting
- December 14, 2004 - Public Meeting
- March 2, 2005 - Reuse Committee Meeting
- March 8, 2005 - Public Meeting
- April 25, 2005 - Reuse Committee Meeting
- June 2, 2005 - Reuse Committee Meeting
- June 21, 2005 - Public Meeting

COMMUNITY PROCESS

Major Themes

Certain major themes emerged during the interview and public hearing process. Buildings on the site have been lost to fire and demolition. Demographics have changed based on the availability of work and opportunity. But the parcel has remained as the center of Point Neighborhood. Whether providing a place for worship or a space for celebration, the site has been an integral part of the community.

The following themes reflect over a century of social services that occurred on this parcel and the desire for the site to continue to be an important component of the neighborhood and city.

- Site is integral part of Point Neighborhood.
 - Any project should be “Part of and serving” the Point Neighborhood.
 - Need for affordable and market rate housing in the neighborhood.
- Mixed use and mixed income development necessary.
 - Development of the site should include commercial and community uses.
 - Housing should include rental and home ownership opportunities.
- Development should replace meeting spaces lost with church closure.
 - Church basement held 100 to 200 people with smaller meeting spaces in convent.
- Development should deliver community services.
 - Health center.
 - Boys & Girls Clubs.
 - Community Center.
 - Performing Arts Space.
- Scale and massing of new construction should be consistent with existing neighborhood.
- Development should address neighborhood traffic, parking and pedestrian concerns.
- Site should remain publicly accessible “part of the community”.
- Site should generate tax revenue for Salem.

FINANCIAL FEASIBILITY

ST. JOSEPH'S PARCEL REUSE STUDY

The locational characteristics of the site would likely be of interest to both residential and office developers, and possibly as an accessory use, for commercial retail at the street-level.

Our market research indicated that office use would not command more than \$23 per square foot which less nine dollars per square foot operating expense would leave \$14 per square foot for net operating income. At a 10 percent ratio of income to office value, the \$14 per square foot of net operating income would represent \$140 (\$14 / .10) per square foot of completed value. However, we concluded the cost to complete office construction would be about \$150 per square foot.

As the cost to complete would exceed the completed value, we determined that the development of new office space was not financially feasible at this time.

There has been evidence in the market area of both residential condominium and residential apartment development. Our market research indicated the completed value of residential condominiums would likely be about \$330 per square foot, less a six percent sales cost resulting in a net revenue of about \$310 per square foot. For this scale of project, we determined the developers profit expectation for a multiyear sellout would be about 30 percent of revenue, or about \$93 per square foot. We concluded the cost to complete the condominium units to be at least \$165 per square foot.

Deducting the cost to complete and the expected profit from the sellout resulted in a positive value indicating residential condominium development would be feasible if the parcel acquisition cost did not exceed about \$52 per square foot of developable floor area.

Use	Cost to Complete	Return on Cost	Completed Value	Residual Value
Office	\$150 PNSF Construction	\$23 PSF gross rents less \$9 PNSF expense = \$14 PSF net operating income (NOI)	\$14 PNSF NOI capitalized at 10% = \$140 PNSF capitalized value	\$140 PNSF value less \$150 PNSF cost to complete = cost exceeds value = not feasible
Residential Condominium	\$165 PNSF Construction	Developer profit expectation for multiyear sellout = 30% of sellout = \$93 PNSF	\$330 PNSF sellout as completed less 6% sales = \$310 PNSF net sellout	\$310 PNSF net sellout less \$165 PNSF cost to complete less \$93 PNSF profit = \$52 PNSF residual value = feasible if acquisition cost does not exceed \$52 PNSF
Residential Apartment	\$125 PNSF Construction	\$16 PNSF (1,075 SF @ \$1,435/ mo.) less \$6 PNSF expense = \$10 PNSF net operating income (NOI)	\$10 PNSF NOI capitalized at 8% = \$125 PNSF capital value	\$125 PNSF value less \$125 PSF cost to complete = cost equals value = not feasible

FINANCIAL FEASIBILITY

Our market research indicated that the average rental apartment would command about \$16 per square foot which would represent about \$1,435 per month rent for a 1,075 square foot apartment. Deducting the developers operating expense of six dollars per square foot would leave \$10 per square foot of net operating income. At an 8 percent ratio of income to apartment value the \$10 per square foot of net operating income would represent \$125 ($\$10 / .08$) per square foot of completed value. However, we concluded the cost to complete apartment construction would exceed \$125 per square foot.

As the cost to complete would exceed the completed value, we determined that the development of new rental apartments was not financially feasible at this time.

PREFERRED USE

Analysis indicated that among the physically possible and market supported uses, the only one which was also a community preference was housing, the community preference being for affordable housing.

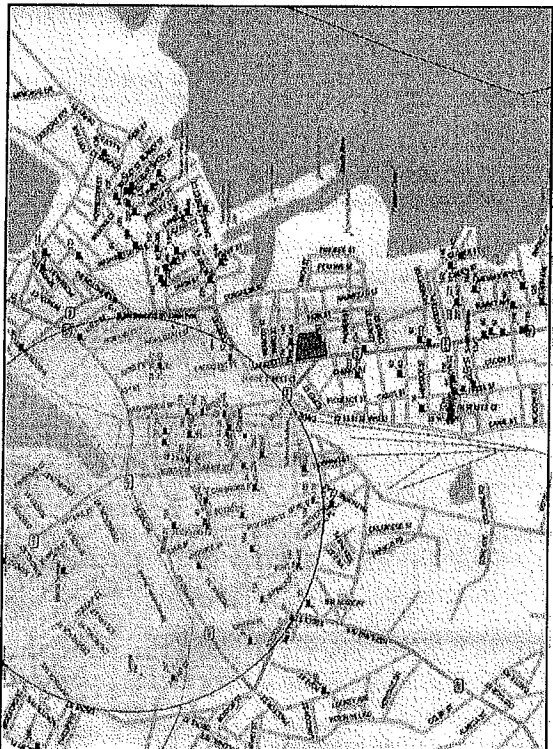
There was also community interest in the continued use of the school has a school. The school is a financially feasible use of the structure because the capital cost of completion for continued school use is minimal. However, absent a school operator, it is physically possible to adapt the school for use as housing.

Use Analysis

Zones & Buildings	Physically Possible	Community Preference	Market Supported
Empty Lot Lafayette St.	New Construction	Affordable Home Ownership	Housing
Church	Church Assembly space	Arts Performance Space	None
Rectory	Housing Office Medical office	Meeting space Health Center	Housing Office
Convent	Dormitory Other SRO Housing	Meeting space Other SRO Housing	SRO Housing
School	Housing Office School	School Youth services	School Housing
Empty Lot Salem St.	New Construction	Parking	Housing Parking

ST. JOSEPH'S PARCEL REUSE STUDY

Residential condominium sales have occurred both north and south of the site indicating it would likely attract buyers of residential condominiums. As the parcel is roughly a one half mile walk to the Salem train station, residential development on the site would likely be regarded as smart growth.

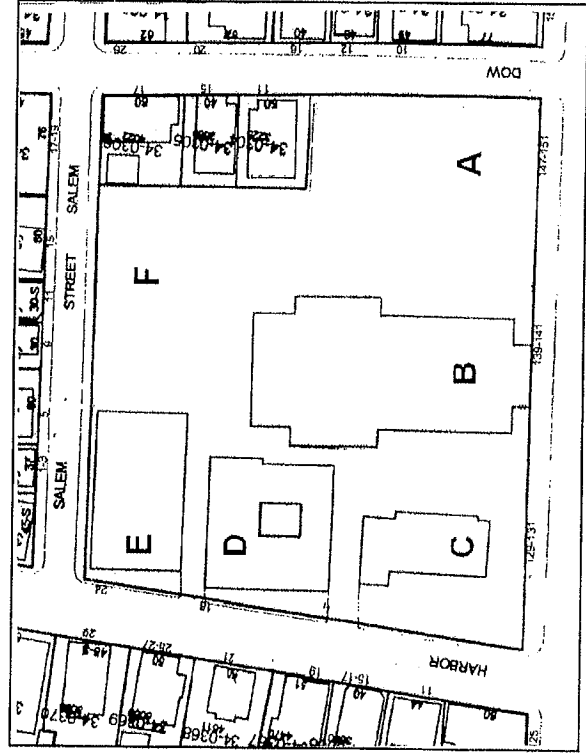
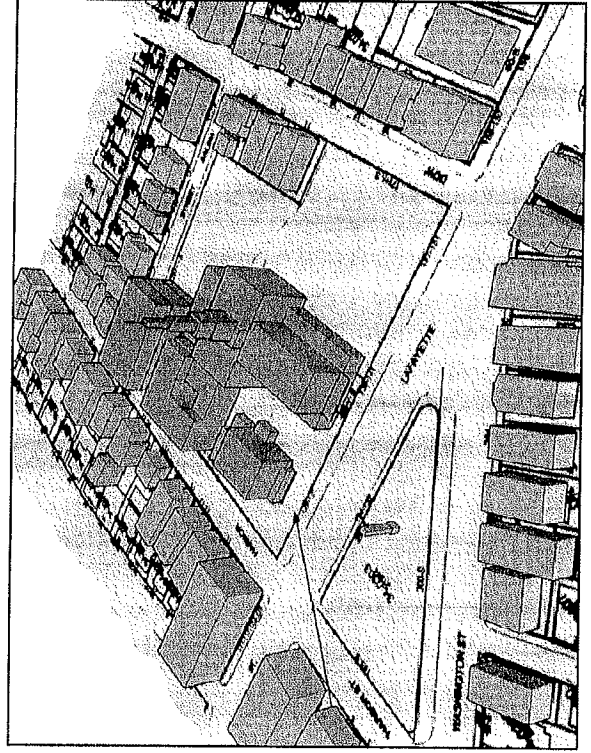
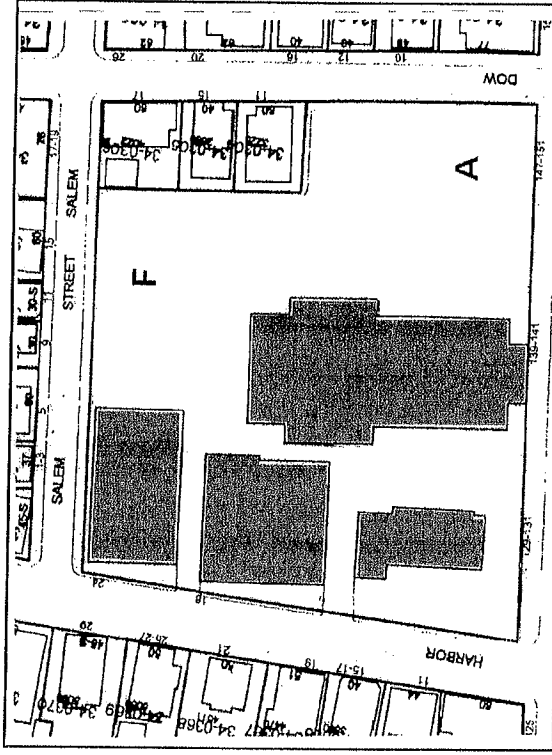


Half-mile Radius from Salem Station

Certain uses preferred by the community including community meeting space, arts performance space, health center and youth services, are not typically market supported as for-profit uses, but are usually sponsored by nonprofit organizations that fund the cost of facility use.

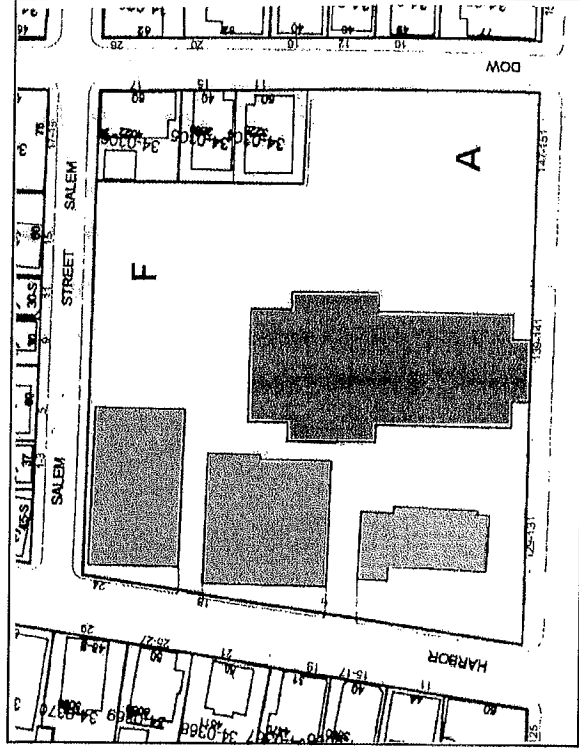
PARCEL DEVELOPMENT SCENARIOS

There are six areas of possible development or adaptive use on the 2.4 acre site: the four existing structures (B, C, D and E) and two vacant areas (A and F). The size of the site and the placement of the existing improvements, suggests the potential for iterative or phased development of the site.

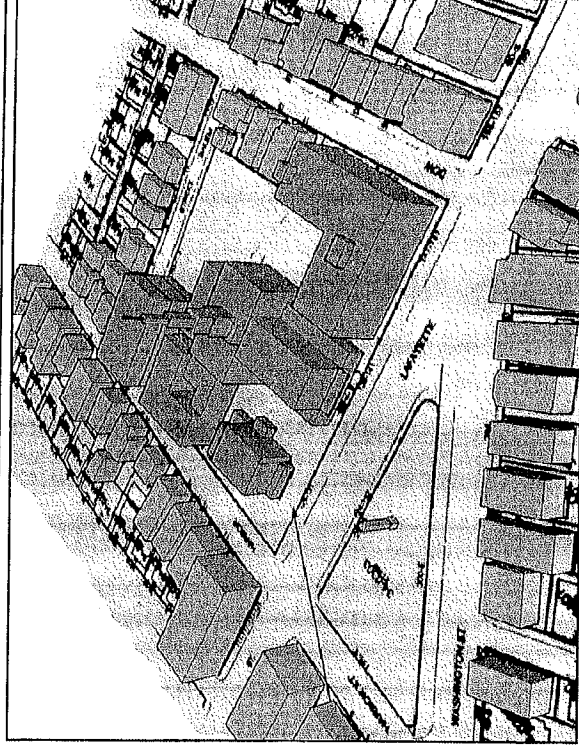
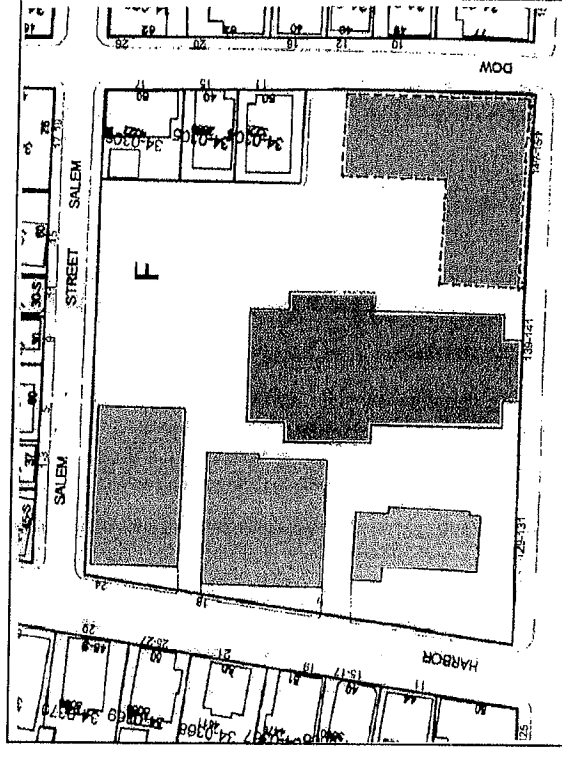


PARCEL DEVELOPMENT SCENARIOS

Aside from adaptive use of some of the existing structures, the first location of iterative new development on site would be area A, the northeast corner of Lafayette and Dow. Lafayette Street is a major arterial, and the context of a corner building in this location would likely support a structure about five stories in height. Parking for new development could be at grade in area F.

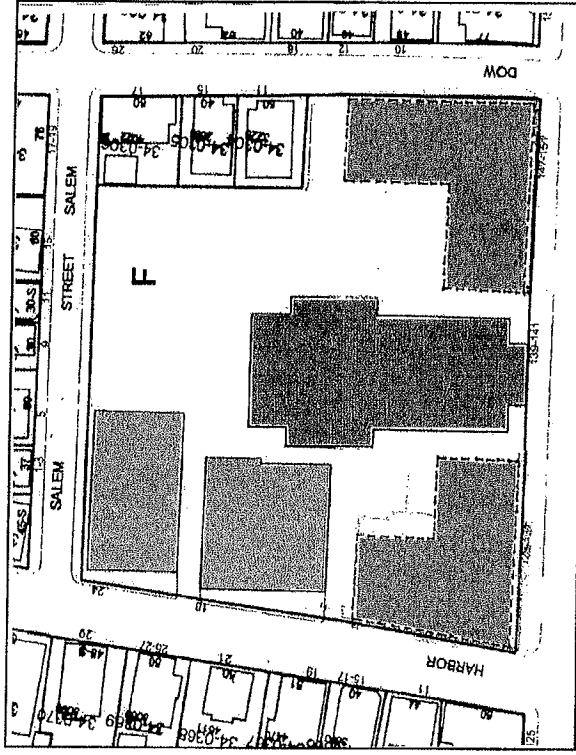


ST. JOSEPH'S PARCEL REUSE STUDY

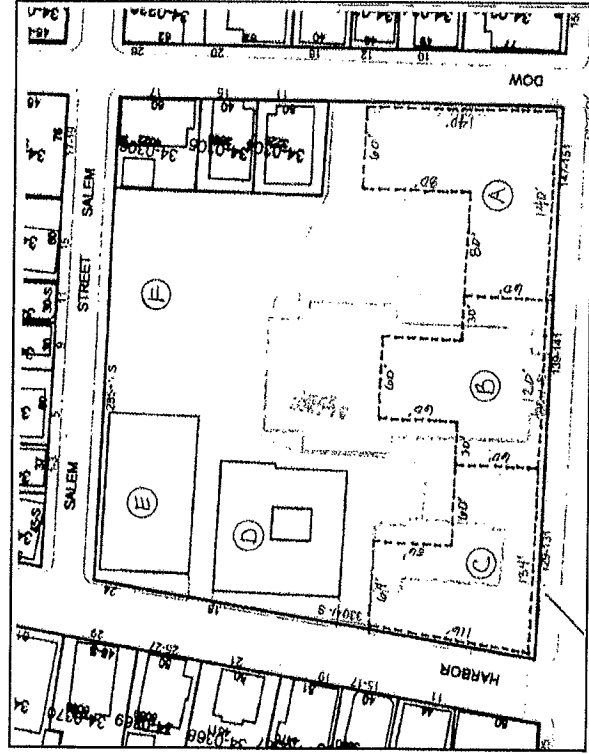


PARCEL DEVELOPMENT SCENARIOS

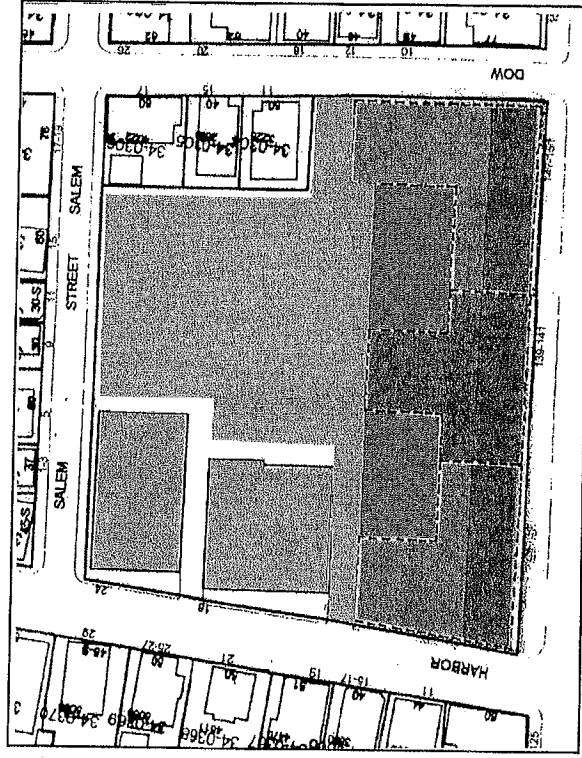
The next logical location for new development would be the southeast corner of Lafayette and Harbor, area C, now occupied by the rectory. Again, the context would support a corner building about five stories in height. However, new development at that scale on both the northwest and southwest corners of the site would likely require more parking than would be available at grade in area F.



From an urban design and development efficiency perspective, it would be desirable to complete the street wall along Lafayette Street from Dow to Harbor with a single structure of uniform height. The plan would require the removal of the existing structures on the footprint, the church and the rectory.



PROBABLE PARCEL DEVELOPMENT



The completion of the street wall along Lafayette Street with the development of a five story residential building would not be out of context along this major arterial. Pedestrian oriented neighborhood commercial uses at the store front level along Lafayette Street would extend the ribbon of retail uses that now stop at the northerly edge of the site. This concept represents the most probable parcel development scenario.

Combined with the adaptive use of both the convent and school buildings, the development of a new five story building along Lafayette Street would result in about 265,000 square feet of developed floor area on the site.

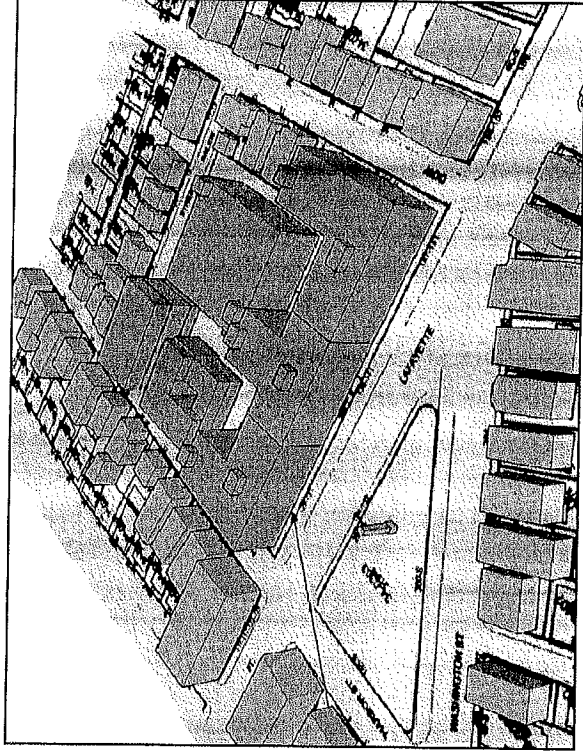
Thus, the likely market supported residential development scenario would probably be about 167 residential units representing a density of about 62 units per acre. The resulting gross building area of about 265,000 square feet would represent a 2.3 ratio of floor area to lot area.

ST. JOSEPH'S PARCEL REUSE STUDY

This probable parcel development scenario would require more parking than could be provided at grade on the interior of the site. It is likely that an above grade parking structure would need to be developed in area F.

While provision of 2.0 parking spaces per unit would likely enhance marketability, the parcel's location within one half mile of the train station suggests that a ratio of 1.5 spaces per unit would be appropriate. For 167 residential units, a required parking ratio of 1.5 spaces per unit would necessitate 250 parking spaces on-site.

At an average of 325 square feet per parking space, the total parking area required would be approximately 81,250 square feet. To accommodate this parking requirement, construction of a five level above grade parking structure of about 16,250 square feet per level would likely be required on the southeastern portion of the site, in area F.



CONCLUSION OF APPROPRIATE ZONING

The parcel is located the R-3 residential zoning district. The current uses are nonconforming, and the existing building area of about 97,000 square feet represents a .8 ratio of floor area to lot area.

As-of-right development in this R-3 zone would allow some 33 residential units with a gross building area of about 45,000 square feet representing a .4 ratio of floor area to lot area, about half of what currently exists. The as-of-right residential density would be about 12 units per acre.

However, it is likely that the developer of this parcel will require from the City of Salem development approvals for a reuse of the parcel which is not as-of-right.

The approval of a Special Permit in the R-3 zoning district would allow some 116 units with a gross building area of 157,000 square feet representing a 1.3 ratio of building area to lot area. The residential density under a Special Permit would be about 43 units per acre.

The community has expressed a preference for residential redevelopment of the parcel. The developer of a market supported residential development scenario would likely seek approval of a PUD zoning designation allowing some 167 residential units representing a density of about 62 units per acre. The resulting gross building area of about 265,000 square feet would represent a 2.3 ratio of floor area to lot area.

The building envelope for 265,000 square feet of developed floor area on the site would need to be about five stories along Lafayette Street, which would not be out of context along this major arterial.

While provision of 2.0 parking spaces per unit would likely enhance marketability, the parcel's location within one half mile of the train station suggests that a ratio of 1.5 spaces per unit would be appropriate.

The granting of a planned unit development designation for the parcel having these development parameters would allow a

project scale that would be financially feasible, and would enable the City to negotiate the development of community preferred uses.

For the St. Joseph's parcel, the likely result would be the realization of the community preferred uses: a mixture of market rate and affordable residential units, accessible community meeting space, and if market supported, neighborhood commercial uses.

St. Joseph's Parcel Zoning Buildout Comparison

	Existing Condition	R-3 As of Right	R-3 Special Permit	PUD Scenario
Lot Area SF	116,685	116,685	116,685	116,685
Lot Area Acres	2.68	2.68	2.68	2.68
Min. SF Lot Per Unit	NA	3,500	1,000	699
No. Units	NA	33	116	167
Units Per Acre	NA	12	43	62
GSF Per Unit		1,350	1,350	1,589
Gross Residential Building Area	97,080	44,550	156,600	265,320
Residential FAR	0.8	0.4	1.3	2.3
Parking Ratio	1.5	1.5	1.5	1.5
Parking Spaces		50	174	250
Parking Area Required		16,088	56,550	81,250

Exhibit E

Massachusetts Cultural Resource Information System

MACRIS

[MHC Home](#) | [MACRIS Home](#)

Inventory No: SAL.3953

Historic Name: Saint Joseph Roman Catholic Church Rectory

Common Name:

Address: 131 Lafayette St

City/Town: Salem

Village/Neighborhood: Stage Point

Local No: IX; 34-307

Year Constructed: C 1917

Architect(s):

Architectural Style(s): Classical Revival

Use(s): Abandoned or Vacant; Rectory

Significance: Architecture; Religion

Area(s): [SAL.GR: Fire Area](#)
[SAL.IX: Saint Joseph Roman Catholic Church Complex](#)
[SAL.JC: Stage Point Neighborhood](#)

Designation(s):

[Now Search](#)[Previous](#)[MHC Home](#) | [MACRIS Home](#)

Massachusetts Cultural Resource Information System

MACRIS

[MHC Home](#) | [MACRIS Home](#)

Inventory No: SAL.3952
Historic Name: Saint Joseph Roman Catholic Church
Common Name:
Address: 135 Lafayette St

City/Town: Salem
Village/Neighborhood: Stage Point
Local No: IX; 34-307
Year Constructed: 1949
Architect(s): O'Shaughnessy, John James
Architectural Style(s): International Style
Use(s): Abandoned or Vacant; Church
Significance: Archaeology, Historic; Architecture; Art; Religion
Area(s): [SAL.GR: Fire Area](#)
[SAL.IX: Saint Joseph Roman Catholic Church Complex](#)
[SAL.JC: Stage Point Neighborhood](#)
Designation(s):

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Exhibit F

By JULEE MAN
STAFF WRITER

A Swampscott woman will be charged with homicide for the death of a 15-year-old boy after admitting she had enough evidence to prove it.

Alex Marino, 20, was driving a car on the night of the homicide. He was killed, and a 15-year-old boy was seriously injured.

Police concluded that even though the light was green and Marino was not speeding, she was "inattentive" at the time of the accident and the failed to see the teens crossing the road. A clerk magistrate later issued charges two months after the fatal accident.

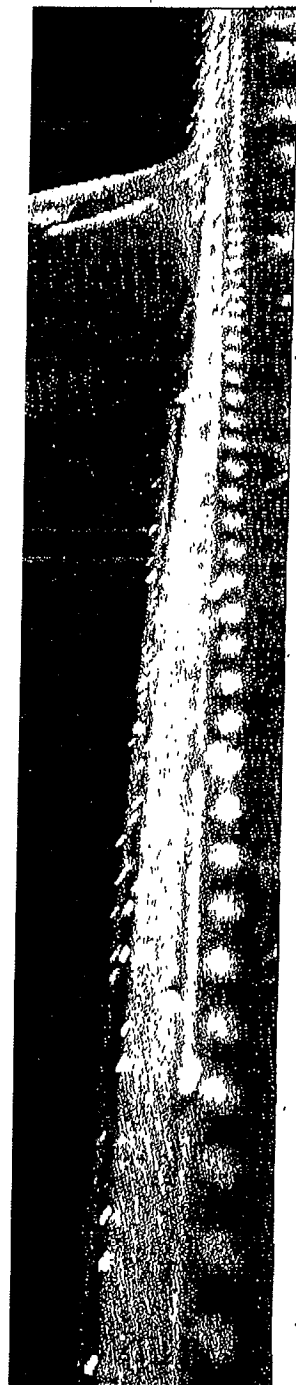
Lynn District Court Judge Mahey yesterday agreed to let the case without a finding of guilt if Marino stays out of trouble and of her probation, the charge of negligent driving will be dropped. A charge of driving too fast for a charge of failing to stop.

In addition to losing her license and a driver safety course, Marino will be charged with being in a head injury awareness program that taking away Marino's license was a "severe sanction" as prosecutors had sought.

Prosecutor Michael Callahan said Marino guilty and sentenced to probation, during which she would be at all. Had Marino chosen to go to jail, she could have faced a year license suspension.

But while the police report was at fault by not paying close attention to the night, it also included names who believed that the

Pic



ANALYZER, 17, of Danvers models a hot pink prom dress from Lorraine Roy during the second annual Prom Fashion Show in the Danvers High School auditorium last night. The event was a fundraiser for the senior class. See story, more photos, Page A6.

KRISTEN OLSON/Staff photo

St. Joseph's Church

Housing, senior center proposed for site

By TOM DALTON
STAFF WRITER

SALEM—A nonprofit developer closely affiliated with the Catholic Archdiocese of Boston has recommended taking down St. Joseph's Church and putting up a mixed-income housing development that would include a new senior center for the city.

The long-awaited preliminary plans for this vacant church site were unveiled this week by the Planning Office for Urban Affairs, a development arm of the archdiocese, which bought the Lafayette Street property last year for \$2 million. Those tentative plans address two sensitive issues: what to do with the vacant 56-year-old church building and where to put the city's proposed new senior center.

The Planning Office said it reached the same conclusion as others who have looked at the white church with

Alberghini, executive director of the Planning Office for Urban Affairs, told a small group of neighbors at a Wednesday night meeting.

Those "good things" include eliminating 80 to 100 apartments and condominiums in the former school, the rectory and a new building that would be built at the corner of Dow and Lafayette streets. Removing the large church, she said, would clear the way for a six-story building on the site of the current parking lot. The building would have a combined senior center and community center on the ground floor.

Alberghini said it would be a "visionary building" that would be a gateway to the downtown and The Point, a low-income neighborhood near the church.

Two city councilors at the meeting appeared to accept the loss of the

Please see CHURCH, Page A8



File photo

St. Joseph Church on Lafayette Street in Salem

the tall spire that has been empty since the parish closed in August 2004. The only realistic option, it said, is to remove the church because it is a difficult building to reuse and too expensive to renovate.

"If you were to keep it, you couldn't do all these other good things," Lisa

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off tonight in Italy

Salem retreats

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Continued from Page A1

church. They said the developer talked to several local people and businesses about its reuse and even solicited proposals but could not find an interested party or a realistic option.

'Time will heal'

"It will be a sad moment if the church would have to come down, but I think time heals all wounds," said Ward 1 Councilor Lucy Corchado, who represents the Point and was an active member of the parish.

"Had this been proposed a couple of weeks after the closing, I think there would have been an uproar," she said. "But I think where now the parishioners have established themselves in other parishes, I really don't think the people will lobby to save it. If anything, they're going to want to see it developed but in a way that is responsible and will benefit the community."

"This was my church; this was Lucy's church," Ward 5 Councilor Matt Veno said. "We will miss it when it goes."

So far, city officials seem impressed with the mixed-use proposal, which would include a range of housing, from affordable apartments to market-rate condos.

"I'm thrilled we have a development team really driven by community benefit and not by profits," Mayor Kim Driscoll said.

"It's clear to me that (the developer) has listened to a lot of what the neighborhood needs, but also what the broader city needs," Veno said.

The idea of incorporating the senior center into the church redevelopment was proposed by Driscoll during a recent meeting with Alberghini.

"We need a home for a senior center, and I think this is a much better site than ones we've previously talked about," the mayor said. During her campaign last year, Driscoll opposed former Mayor Stanley Usovich's plan to build a senior center in Collins Cove.

The new mayor will meet next week with the board of directors of the Council on Aging to run this proposal by them. The board has tried for at least five years to build its own facility at Collins Cove, only to be frustrated by one delay after another.

'Exciting' prospect

"The possibility of there being a senior center and community life center as part of this development

"It will be a sad moment if the church would have to come down, but I think time heals all wounds."

Ward 1 Councilor Lucy Corchado

is exciting," said Linda Elworthy, executive director of the Council on Aging.

The developer and mayor could have their work cut out for them, however. Before the senior center plan arose, neighbors made clear they wanted a meeting place for The Point. It may be difficult to sell the idea of a single site for seniors, the neighborhood, the community at large and young people.

Teenagers "don't want to be in a space where the posters on the wall are 'How to Take Your Diabetes Medicine,'" said Jim Haskell, outgoing executive director of the Salem Harbor Community Development Corp.

Both Alberghini and Driscoll said they look at the multiple uses more as a challenge than an insurmountable obstacle.

"I think those are things we can work through," the mayor said. "If we get to the point we have so many activities and programs that we have a space needs issue, that's a good problem to have."

How a city battling a \$8.5 million deficit will pay for its part of the development — the senior center — is another matter. Although funds could come from the sale of the current senior center on Broad Street, no funding sources have been identified.

The preliminary plans recommend razing the convent but keeping the school for housing and the rectory for housing or offices. There are 115 proposed parking spaces and possibly more if a deck is built.

Everyone involved in this project stressed that it is still early in the planning process, and things could change.

The Planning Office for Urban Affairs, which has done similar church redevelopments in Lynn and Boston, has met with neighbors and community leaders but has not started the permit process nor appeared before city boards. It expects to file a final plan with the city by the spring or summer.

"We're a long way from this being a reality," Driscoll said. "We're at a beginning stage."