

Building Committee
Lanes Cove Fish Shack
Minutes of Meeting of 8/1/2011

(note – this meeting is continued to 2 Lanes Cove Rd. tomorrow 8/2 at 2 pm)

The first meeting of the Lanes Cove Fish Shack Building Committee at 2 Lanes Cove Road was held at the City Hall Annex on Pond Rd. at 1 pm on August 1, 2011.

Members present were: (100% of members were present)

Jim Hafey (Facilities Director COG)

Damon Cummings (Resident and Cove mooring user)

Barbara Jobe (Resident and close neighbor of shack)

Russell Hobbs (Resident and carpenter)

Lisa Press (Conservation agent COG)

Jim Caulkett (Harbormaster COG)

Bill Sanborn (Building inspector COG)

Also attending were:

Jackie Hardy (City Councillor ward 4)

Susanne Egan (Legal counsel COG)

Jim Hafey was elected chair and Damon Cummings was elected secretary without dissent.

Comments made:

Bill Sanborn stated that any repairs such as sistering structural members would be very temporary fixes and Jim Hafey concurred that most elements of the structure were rotten.

Lisa Press stated that the wetlands protection act would not allow new construction of a structure at the same location but would allow immediate rebuild or renovation.

Russell Hobbs stated that sills, windows, doors, roof, framing etc. were rotten. He believes it was constructed about 1880. He passed around marvelous photographs found by Les Bartlett in the Hoyt collection. It is clear that the present shack is not very true to the historical version. Roll roofing has replaced wood shingles, there are a wooden ramp, a wooden pier, and two other buildings on the flat iron in the old photographs.

Jim Caulkett says we must get DEP to check the historic tidelands line here to determine if a C91 license is required. He says it might be grandfathered in a sense as an ancient structure.

Action items:

Susanne Egan says the city holds the deed to the property and she will send this committee a memo to that effect. She will forward a copy of the deed to Russell Hobbs. She will further look into the history of any litigation with the city over ownership of the shack.

Jim Caulkett will check with the city archives to try to determine the original build date.

Jim Caulkett will also contact DEP waterways about any need for Chapter 91 tidelands licensing.

Bill Sanborn needs documentation from the committee saying what emergency repairs have been made to date. Jim Hafey and Bill Sanborn will follow up on this.

Jim Caulkett will try to determine what part of Lanes Cove is formally public landing.

Councillor Hardy asked for discussion of when she should call a ward meeting about this subject. It was agreed that we should do a site visit and find out more about the facts before calling a public forum. A ward meeting at the Community Center will be called by Councillor Hardy after our site visit and discussion of the site visit at the next meeting.

Motion to continue this meeting tomorrow, 8/2/2011 at 2pm at the fish shack was passed unanimously. The next meeting was scheduled for Monday August 8 at 2 pm at the Pond Road City Hall Annex.

Minutes

Continuation of first meeting of Lanes Cove Fish Shack Building Committee meeting on 8/2/11

The meeting was reconvened at 2 pm on August 2, 2011 at the fish shack, 2 Lanes Cove Road.

Present were: (100% of members were present)

Jim Hafey (Facilities Director COG)

Damon Cummings (Resident and Cove mooring user)

Barbara Jobe (Resident and close neighbor of shack)

Russell Hobbs (Resident and carpenter)

Lisa Press (Conservation agent COG)

Jim Caulkett (Harbormaster COG)

Bill Sanborn (Building inspector COG)

Also attending were:

Jackie Hardy (City Councillor ward 4)

Susanne Egan (Legal counsel COG)

Discussion:

Jim Caulkett presented copies of the Lanes Cove Landing plan and documentation of the public landing status. He also contacted Mike Girvan of DEP who could find no record of any Chapter 91 tidelands license for the shack or other structures at Lanes Cove. It was high tide on a 10.9 foot tide at the start of our meeting and there was water under the structure. However it was not at all clear that the building is on historic tidelands as defined seaward of the mean high water mark since today's tide is a couple of feet higher than mean high tide. This question must be resolved through the DEP since a Chapter 91 license is required if below historical mean high water line.

We looked at the exterior of the building first. The roof is of course in sad condition. Exterior siding is of different types and also deteriorated. Windows and doors do not appear salvageable.

We then toured inside the building. It is a mix of construction technologies with some framing mortise and tenon and some more modern. Walls are bowed out significantly. The second floor hangs from rods leading down from the crossties between roof rafters. End connections of the beams supported by these rods are deteriorated or missing. Joists and rafters are frequently sistered already and much of the construction is clearly "make do with what is available" frequently by sistering timbers to get the needed length. Much of the sheathing seems to have been replaced earlier since it is of different styles. The construction seems to be basically traditional mortise and tenon but much modified over the years. The chimney does not look salvageable.

Bill Sanborn's impression was that there is not really a lot left to save. The second floor seems to be more recent construction than the first. Some of the heavy framing might be salvageable. Perhaps the best route is to find an architect or designer who can recreate plans for what the building should look like historically from both present measurements and old photographs and rebuild to those plans. The building sills must be higher than presently to meet building codes. There is some question about how high would be required since a variance can be requested.

Susanne Egan gave us (Russell Hobbs) copies of the deed.

The meeting adjourned at 2:45.

Damon E. Cummings 8/2/2011