

Lanes Cove Fish Shack Building Committee  
Minutes of meeting of 9/19/2011

The seventh meeting of the Lanes Cove Fish Shack Building Committee was held at the City Hall Annex on Pond Rd at 2 pm on September 19, 2011

Members present were: (7 of 7 thus a quorum)

Jim Hafey (Chairman)

Damon Cummings (Secretary)

Barbara Jobe

Bill Sanborn

Russell Hobbs

Jim Caulkett

Lisa Press

Visitors: Councilor Jackie Hardy, Architects Tim Thurman and Ryan MacArthur

Minutes of the Meeting of September 12, 2011 were accepted.

Treehouse design represented by Tim Thurman and Ryan MacArthur responded to our request for architectural help with the project. Two other architects were asked one of whom, Ron Gulla, responded but serves as head of the Conservation Commission and therefore did not wish to take the lead on a property overseen by the Commission. He will however help and advise as needed. The architects described taking measurements and sketching the building with CAD. They pointed out that the straightforward and logical engineering solution given the poor condition of the structure was to demolish and start fresh even if a three phase approach was taken. A possibility would be to first build an open platform, later a frame and roof over it forming a pavilion, and then finally close it in with walls. Such an approach might lend itself to volunteer labor and minimal funding. However the requirements for obtaining permits for new construction in a wetland area and obtaining a C 91 license tend to favor piece by piece renovation of the building rather than starting afresh.

Bill Sanborn would like ballpark cost estimates from the architects and Treehouse offered to provide them for the forum tomorrow night.

It was agreed that a professional house moving company would be needed for any raising of the building to replace sills and foundation elements.

As for the forum tomorrow night at LCC, Jackie Hardy will lead off introducing the committee, Jim Hafey will outline our progress, and the architects will present their concepts. The meeting will then be opened for public discussion and comment and suggestions. Particularly volunteers will be sought and fund raising ideas discussed.

The outline of what is to be presented tomorrow was prepared by Barbara Jobe and is appended below.

The meeting adjourned at 3:00 pm

Damon E Cummings 9/19/2011

Addendum: Outline of forum topics from Barbara Jobe:

## Building Committee Lanes Cove Fish Shack Public Forum Meeting

The Building Committee's mission in regard to the future of the Lanes Cove Shack has been a fact finding mission.

The Committee believes that the shack was constructed in the late eighteen hundreds. The present shack is not very true to the historical versions.

Legal Ownership of the shack:       The City of Gloucester holds the deed to the property.

Condition of the shack:

1. Emergency repairs were made to the shack.
2. The roof is in very poor condition.
3. Exterior siding is of different types and also deteriorated.
4. Windows and doors do not appear salvageable.
5. It is a mix of construction technologies with some framing mortise and tenon and some more modern.
6. Walls are bowed out significantly.
7. Second floor hangs from rods leading down from the crossies between roof rafters.
8. End connections of the beams supported by these rods are deteriorated or missing.
9. Joists and rafters are frequently sistered already and much of the construction seems to be basically traditional mortise and tenon, much modified over the years.
10. The chimney does not look salvageable and must be reconstructed or eliminated.
11. Construction of the shack is clearly "make do with what is available" frequently by sistering timbers to get the needed length.
12. Much of the sheathing seems to have been replaced earlier since it is of different styles.

Three Options: (1) Repair (2) Rebuild (3) Eliminate

1. If the shack were to be replaced where can it be rebuilt? - One possibility may be the Community Center.
2. Repair/renovate – This would require a design – The Committee reached out to three design architects and two responded. Treehouse Design, Inc., represented at the meetings by Tim Thurman and Ryan Arthur, was selected. Rob Gulla responded as well and will assist treehouse Design, Inc. in any way that he can.
3. Repair/renovate – This would require a volunteer workforce. It will also require a licensed contractor capable of overseeing the project and record keeping.
4. To satisfy the Chapter 91 requirements and hopefully generate income to maintain the property the repair of the building must be usable for water dependent use, presumably by commercial fishermen.
5. A presentation of the design ideas from the design architects at the public forum meeting is greatly desired.
6. Restoration should start from the bottom up...fixing the foundation first which will require raising the building.
7. Wetlands Protection Act: The ACT would not allow new construction of a structure at the same location, but would allow immediate rebuild or renovation.

Chapter 91 licensing:

1. No records of any Chapter 91 tidelands license for the shack or other structures at Lanes Cove could be found.
2. The entire Lanes Cove Public Landing falls within the historical high water mark.

3. Seawalls, fill, fish shack, boat launch are all owned and maintained by City of Gloucester
4. All categorized as “public service projects”
5. Maintenance and repair are allowed without the need for a license.
6. Demolition and reconstruction of the fish shack will require a Chapter 91 license.
7. Applying for tidelands license for a new structure would be at the least time consuming.
8. Map of tidelands boundaries from MCZM showing the entire building in tidelands jurisdiction. Any work requires a notification to DEP Waterways although C91 may be avoided if there is renovation with no change of use.

Funding:

1. CPA Funds could be used only if it is a restore/renovate. No money available for new construction.
2. Open Space funding may be possible as the cove is a public landing.
3. Fund raising discussed – Is there a need for a not for profit organization to accept funds, donations or grants? Gloucester Fund or Action, Inc. could possibly be used to funnel contributions to the project.
4. Historical Commission is interested in the preservation of the shack. They will support any request for funding that we make.

Possible Uses of the Shack were looked at as a means of establishing a maintenance fund:

1. Storage for the Fishermen of Lanes Cove
2. Kayak storage
3. Storage of equipment for the Bluefish tournament
4. No commercial enterprise allowed