

**COMMUNITY PRESERVATION COMMITTEE
PUBLIC MEETING
MINUTES**

ROUND 3 – 2012 PROJECT APPLICATIONS

TUESDAY, APRIL 17, 2012, 6:00 PM
Sawyer Free Library, Friend Room
2 Dale Avenue, Gloucester, MA

Present: CPC members: Sandra Ronan, Bill Dugan, Tom O'Keefe, Scott Smith, Karen Gallagher, Stacy Randall, Charles Crowley

Absent: J. J. Bell, Rob Gulla

Also present: Debbie Laurie, Senior Project Manager

INTRODUCTION:

Sandra Ronan put forth the format for Round 3, 2012, CPA Project Applications. The category of applications to be presented this night are Historic Preservation. The format was to be approximately 5-8 minute presentations of the specific applications, followed by questions from the CPC members and then public comments in support or opposition.

The presentations were as follows:

Rocky Neck Art Colony – Purchase & Renovate former Christian Science Church, 6 Wonson Street, presented by Karen Ristuben, President. Requesting \$150,000 from CPA funding.

Ms. Ristuben gave an overview of the background and history of the building followed by information regarding the committee and how it was formed. In August of 2011, Stephen and Kathleen Archer, colony members, purchased the building to take it off the market so that the committee will have time to raise funds for the purchase. Showed a map of the actual location of the property. and pictures of the already completed renovations. She listed all the uses of the building and it will be considered the “Cultural Center” for Rocky Neck. Mentioned the open house they just recently had on April 1st and pictures of the already completed renovations.

North Shore Art Association – Thomas E. Reed Building, window replacement project, presented by Kathy Moore, Co-vice President. Requesting \$15,000 from CPA funding.

Ms. Moore proceeded to give a history of the building. Because of the location of building being on the water, the wear and tear on the windows is even greater. They are in much disrepair. She proceeded to show several slides of the deteriorated windows. They would like to replace as many of the windows as they can. Estimates that have been received were reviewed. The preferred windows will be double hung and double paned. The short and long term benefits of replacing the windows will improve the display space with natural light and extend the season in which the Artist Association can remain open.

The timeline for the project will be review of bids and interviews of contractors, selection, and the target start date of construction for March 2013. She concluded by thanking the CPA Committee for funding.

Lanes Cove Fish Shack Building Committee – Lanes Cove Fish Shack Restoration, presented by William Sanborn, ex-officio member. Requesting \$20,000 from CPA funding.

Mr. Sandborn reviewed how the Committee was formed by the Mayor and gave a history of the Fish Shack. It was deemed unsafe and dangerous and in need of structural repairs. DPW addressed the structural issues so that it could “make it through the winter”. Three neighborhood meetings were held to decide the fate of the building and the consensus to restore the building. The City owns the building through the Conservation Commission. Architectural plans were done by Tim Thurman. Many volunteers and donations were made, including labor and materials.

There is going to be a pre-construction meeting this Saturday. CPA funds are anticipated to be needed to finish the project. The cost estimate for the entire project is \$80,000, with \$20,000 being requested from CPA funding. The projected start date is summer of this year.

Magnolia Historical Society – Magnolia History Digitization and Archive Manager, presented by Lisa Ramos, President. Requesting \$15,000 from CPA funding.

Ms. Ramos gave an introduction of the history of the Magnolia Historical Society and an overview of their project. By digitizing most of their collection, it will insure that it is available to the general public. At the present time, it is difficult to locate or even know if requested items are available. The Society with prior funding from the CPA has already purchased a printer/scanner to digitize their collection. They have acquired the Past Perfect Program and a computer. They have found that the program and process is much more difficult than anticipated and find the need to hire an archival manager to scan and digitize their collection. Also, there would be a part time assistant to ensure once the collection is scanned and digitized that the original documents are carefully preserved with the correct process. The person they have in mind is proficient in the Past Perfect program.

Cape Ann Historical Association/Cape Ann Museum – Preservation & Digitization of Phillips/Holloran Architectural Plans 1894-1960, presented by Stephanie Buck, Librarian/Archivist. Requesting \$20,000 from CPA funding

Ms. Buck explained that the Museum has acquired over 300 architectural plans of businesses, private homes, city owned buildings, etc. by the architects Phillips and Halloran. Most of the plans are in very bad shape. In order to preserve these plans they will need to be professionally preserved and digitized so that future generations may enjoy and be of use. She gave a brief history of each architect. They were the first architectural firm in Gloucester. She showed some of the collection of plans; some of the plans showed were the Blackburn Tavern, 1894, City Hall, Oak Grove Cemetery Chapel, Beeman School and Bayview Fire Station to name a few. The Plans are very detailed. The total project cost is estimated at \$120,000, which could be done in phases. The Museum does plan to ask for CPA funding in the future to complete project.

Phyllis A. Marine Association – Restoration of stanchions, planking and rebuild cap, presented by John Hinckley. Requesting \$25,415 from CPA funding.

Mr. Hinckley gave a history of the Phyllis A. Built in 1925 in Kennebunkport, Maine, who fished out of

Gloucester for the Arnold family from 1925 to 2000. During her gillnet career, the Phyllis A. provided economic sustenance for her owner, their families and scores of Gloucester Fishermen. She is a living symbol of the working waterfront. They want to accomplish three goals with this project; retain the history of the vessel as an asset, use as an educational tool and a tourist attraction. Mr. Hinckley reviewed the Phyllis A. Marine Association as a 501(c) non profit organization. The vessel is berthed at the Gloucester Marine Railways and anticipated that a lease will be viable in the future.

The project consists of rebuilding the stanchions, rail caps above the waterline. Showed detail pictures of the conditions of the stanchions, rail caps, etc. and described the repair process. The goal is to take on board visitors. The vessel does run, however, is a ways off from bringing passengers out on the water. The committee requested a long term plan for the vessel be submitted for the committee to review.

Gloucester Historical Commission – City-wide Historic Properties Survey and National Register Nominations – Presented by David Rhineland, Chairman. Requesting \$100,000 of CPA funding.

Mr. Rhineland reviewed the phase I survey plan that was already accomplished with CPA funding. This 2nd phase is to (1) update and expand the existing inventory to cover important commercial, industrial, landscape and Post-World War II properties, and (2) developing citywide National Register nominations for properties related to Artists' Communities and Summer Resorts. The Commission is a city board with no funding. If this inventory is accomplished it could mean the Commission could then apply for other sources of funding, like through the Massachusetts Historical Commission. The Commission is seeking \$100,000 to accomplish these surveys and updates by hiring a professional archivist. This could be accomplished in phases.

Maritime Gloucester – Preservation and Restoration of Historic Marine Railway and Mill Building, presented by Tom Balf and Geoffrey Richon. Requesting \$35,000 from CPA funding.

Mr. Richon passed out a photo of before and after of the property which the Gloucester Maritime has restored which includes the museum, public access, etc. The purpose of the project is to restore the old mill to its working capacity and make it safe. The machinery for running the railway is housed in the brick mill building. It includes an operational 46" saw mill, planer and other traditional wood working equipment and railway machinery from the 19th century. They are seeking funds to preserve the building, create an exhibit, with the mill building, showcasing and describing the saw mill and machinery. This will be incorporated into their current educational programs. They have a \$5000 grant and in kind labor for the project. The total budget is approximately \$42,000, with CPA request of \$35,000.

The meeting adjourned at 8:00 PM.

Respectfully submitted by

Deborah Laurie
CPA Senior Project Manager