

**COMMUNITY PRESERVATION COMMITTEE
PUBLIC MEETING
MINUTES**

ROUND 4 – 2013 PROJECT PRESENTATIONS

TUESDAY, March 19, 2013, 6:00 PM
Sawyer Free Library, Friend Room
2 Dale Avenue, Gloucester, MA

Present: CPC members: J.J. Bell, Co Chair; Bill Dugan, Tom O'Keefe, Scott Smith, Karen Gallagher, Stacy Randall, Charles Crowley

Absent: Sandy Ronan, Co Chair; John Feener

Also present: Debbie Laurie, Senior Project Manager

INTRODUCTION:

J.J. Bell, Co Chair, stated that this is Round 4 for the Community Preservation Act for 2013. The Committee had received eleven (11) Historic Preservation applications which will be heard tonight and nine (9) Open Space applications which will be heard at the second public hearing to be held on April 2nd. Funding for round 4 is approximately, \$250,000 after the City Hall bonding is deducted. The Co Chair asked that the presentations be limited to 5-8 minute and will be followed by questions from the CPC members and then public comments in support or opposition. Deb Laurie will also follow up with site visit scheduling for members with applicants, if applicable.

The presentations were as follows:

Magnolia Library and Community Center – Renovations to center which include ADA compliant restrooms and installation of a sprinkler system and fire alarm to preserve the building and its contents Project presented by Mr. James O'Hara, President. CPA request - \$170,000.

Mr. O'Hara, gave a brief history and back ground of the organization and center. The Center holds many public events, social gatherings, after school programs for youth, meetings, cultural events, etc. and is the city's voting place for Magnolia. Their main concern is protection of the historic structure itself and the artifacts. Although fire evacuation is foremost, permanent protection of the building and its contents is extremely important also. Installing a fire alarm and sprinkler system would insure that the building maybe saved if a fire were to breakout. With the Magnolia Fire Station pretty much closed most of the year, the central fire services would not be able to reach the building in time to save it.

Their second concern is ADA accessibility. Although the building entrance is ADA compliant, the restrooms are not. It would be an overall benefit to the public to have the building ADA compliant, since so many activities are held at the center.

Mr. O'Hara addressed several questions from the Committee; whether the restrooms were ADA compliant now; they are not. Question concerning fund raising and are they applying for other grants,

donations, etc. Mr. O'Hara stated that they are looking for other funding sources. Also, the question of whether or not the building was city owned? Never city owned, privately owned for 127 years. No assistance from the City whatsoever, except a small amount given to them for voting. No fees are charged expect for renting the space out to private functions, which is very reasonable.

Sargent-Murray-Gilman-Hough House Museum – Repair and restoration of the building foundation walls, chimney bases and supporting beams and basement window. CPA request - \$20,000.

Presentation was given by Ms. Judith Nast, member of Board of Directors of the Museum. Ms. Nast handed out a printed PowerPoint summary of the project (see attached). Overview and History were given of the museum. An assessment report was done of the property in 2008 by architect and conservator. The purpose and repairing of the foundation is necessary to ensure the stabilization and long-term preservation of the museum. Eliminate potential threats to the collection and the property by heat loss, water infiltration and potential vermin infestation. The work consists of replacing 4 deteriorated brick piers, new footings, replacing 2 beams, stabilizing the foundation with repointing and rebuild brick window well. The chimney work consists of removal of rusted iron fragments, removal of wooden blocks and replace with bricks and replace brick framing.

Two preservation workshops are going to be offered to the public. The project is an ongoing restoration of the property. Questions and answers were addressed by Ms. Nast from the Committee regarding maintenance and were clarified.

Cape Ann Museum and Thacher Island Fresnel Lens – Restoration and preservation of the Thacher Island Fresnel Lens. CPA Request - \$10,000.

J.J. Bell, Co Chair, recused himself from the project due to his being a member of the Board of Directors for the Museum.

Ms. Martha Oaks, Curator of the museum explained the history of the Fresnel Lens and how it came to be in the hands of the Museum. The project will restore and preserve the lens and will be permanently exhibited at the Museum. Phase I of the project has been completed and they are asking for CPA funds for Phase II, specifically for disassembling of the lens and to re-install in permanent gallery. This project is in collaboration with the Thacher Island Association of Rockport.

Ms. Oaks was asked by CPC member what percentage of Rockport CPA funds will be utilized and Ms. Oaks, replied that they have applied for the same amount, \$10,000 but has not been approved yet.

City of Gloucester Veteran's Services and the "The Three Friends", The Poor Farm Cow Barn restoration project. CPA Request - \$25,000.

Ms. Starr Godfried presented the project overview which consists of repairing the roof, attic and place a metal door at the Veteran's Services doorway. She gave a brief history of the structure and described the layout of the building and its uses. There is an infestation of animals in the attic space where a lot of city documents are being stored. Estimates received so far, anticipate the project could cost anywhere from \$9,000 to \$39,000. They are asking for \$25,000 from CPA funds.

Stacy Randell of the Committee noted that the budget in their application does not add up; a correction will be sent to Committee.

Phyllis A. Marine Association for the restoration and preservation of the Phyllis A. vessel. CPA

request - \$35,000.

Doug Parsons, President, introduced the project. They are a small organization trying to restore the history of gill netting. This is their third application requesting CPA funds. This application would be focused on rebuilding and restoring the stern of the Phyllis A. The total project will cost approximately \$51,000 and they are asking for \$35,000 of CPA funds. This will tie into the work that will be accomplished in Phase II, which will be addressed this spring.

Committee asked clarification on the budget and are they pursuing other grants. The budget was clarified and they are pursuing other funding options.

Rocky Neck Art Colony – Rehabilitation and restoration of the former Christian Science Church located at 6 Wonson Street. CPA Request - \$50,000.

Project presented by Karen Ristuben, President.

Ms. Ristuben stated that the overall project consisted of purchasing and renovating the building which will include ADA compliance. She 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 would have time to raise funds for the purchase. She listed all the uses of the building and it will be considered the “Cultural Center” for Rocky Neck. Since they have been in their permanent home over the last two years, they have expanded many of their services, programs, etc.

The actual closing will take place on or before May 1, 2013. The handicap access is very important to the organization and to make it accessible to all. The priority would be the ADA issues and then the outside of the building restoration second priority which will need about \$18,000 worth of work. She noted that the building has been identified by some as a historical landmark and has retained much of its unusual Gothic features.

Bill Dugan of the Committee asked if the construction costs could be more specific? She explained that this was somewhat difficult to do as they would like to make the entire facility ADA compliant asap.

A member of the audience, Connie Condon asked if there were going to be adult oil painting classes. Ms. Ristuben, said yes, in the summer. Ms. Randell of the committee asked if there was any financial assistance for people who can't afford the classes otherwise; Ms. Ristuben stated that was possible and it was a good point and has been something they have discussed.

J.J. Bell, Co Chair, told Ms. Ristuben that the plan was well thought out, but what would happen if the funds from Mass Cultural didn't come through; are they dependent on it? Karen, answered no, they are not dependent on it in order to purchase the property. They have reserves, if needed, but would rather put it towards the financing.

City Hall Restoration Committee for the repair and restoration of the City Hall auditorium windows. CPA Request - \$150,000.

Maggie Rosa, Chair of the Committee presented their project. Ms. Rosa introduced the City Hall

Restoration project as the CPA's "posterchild". She gave an overview as to what has been completed to date on the project with the first round of CPA funds. Noted that there was approximately \$50,000 left in the contingency fund which will be used towards this next phase, the auditorium windows. Also, that the CHRC have raised \$75,000 in private donations towards this phase, so they are asking for \$150,000 from CPA funds. The estimated project cost is \$300,000.

Mr. Crowley, member of CPC, raised the issue of the project not being totally completed in phase I and questioned why. First and foremost was the original budget for the City Hall restoration project was estimated at 3.6M and the CPA funds awarded was only 2.6M. Maggie described how emergency repairs took some of the contingency funds and couldn't be avoided. The Committee did what was recommended by the architect. Also, the city didn't come forth with any funding for these emergency issues, so the committee took on the additional responsibility of addressing. Also, noted that there has been a lot of volunteer efforts and funding raising by the Committee. An example was the weather vane which was repaired and reinstalled by the Campbell Construction Company free of charge and the crane was donated by Gortons, arranged by Craig Herrmann of the CHRC. Also, the question was raised by member if the \$50,000 left in the contingency could be returned; the answer was yes, but the CHRC would rather not and put it towards the phase II auditorium window repair.

Ocean Alliance, Tarr and Wonson Paint Manufactory restoration of the Chimney and accompanying brick building with repointing and stabilization. CPA Request - \$40,325.

Ian Kerr, Chief Executive Officer, gave a brief description of what has been done to the Paint Manufactory to date; they have spent over 4.5M in restoration so far, doing approximately 1.2M in EPA clean up and oversight and have approximately another \$500,000 worth of work to do to complete the entire project. They are almost ready to move into their new office space. They are requesting CPA funds for the restoration of the chimney and accompanying brick building. Photos were shown of the chimney and explained the work that needed to be accomplished in order for the Chimney not to collapse. There had been a water main that broke just beneath the chimney base which really has weakened the structure by washing out the concrete floor. The chimney serves no purpose at this time, but would like to retain the ascetics and landmark of the property which is a huge part of Gloucester's history.

J.J. asked if they have an operating plan; the answer was yes and it is estimated that the maintenance of the building is going to cost approximately \$100,000 per year and they plan on renting out the space for functions to acquire these funds.

Magnolia Historical Society for the rehabilitation and restoration of the Blynman School House. CPA Request - \$150,000

Lisa Ramos, president of the Society, noted that the Society was a 100% volunteer group. The "Little Red School" is an icon and was built in 1892. She continued with the history of the building and how the Magnolia Historical Society took ownership of the property.

She explained all the work that needed to be done, such as new roof, new electrical system, new furnaces for temperature control which is important for the museum, plumbing, flooring, walls, etc. The restoration will keep as many architectural details and materials as possible. The cupola has already been restored and will be placed on the structure in the future.

The Committee asked what the priorities for the project would be since they do not have enough funding support the total request. The roof repair, heating and air control systems, since their priority is

to open the museum, and electrical.

The Adventure, Inc., the Schooner Adventure Restoration of the Captain's Cabin, Galley and Fo'c'sle . CPA Request - \$75,000

Joanne Souza, Executive Director, presented the project. The goal of the organization has been to restore the vessel to museum like quality. The Adventure is designated as a National Historic Landmark and has to adhere to the Secretary of the Interior's Standards for Historic Vessel Preservation. They hope to sail this summer and have paying passengers. The purpose of this phase of the restoration would be to restore the Captain's Cabin, the Galley and the fo'c'sle area. In order to restore to the level of detail and authenticity, it will cost approximately \$75,000.

The question was asked why they are asking for 100% of funding from CPA. Ms. Souza responded by saying that the funds they have now in hand is going to be used to bring the vessel into compliance so she can finally sail. Mr. Crowley asked if the work would be done mostly from the Maine Company and she said that Gloucester residents will be used also.

Gloucester Committee for the Arts, City Hall WPA Murals Restoration, Phase II. CPA Request \$35,000.

Dale Brown, Treasurer for the Committee reviewed the work that has already been completed with CPA funding and other, in phase I. The last mural over the City Clerk's office is almost completed; restoration needs to take place on Friday afternoons because it blocks the entrance to the building. The next phase will include the remaining four WPA murals recommended for restoration in the Condition Assessment report. Two Mulhaupt panels on the first floor (*De Champlain Surveys Le Beauport and Landing of Dorchester Colonists – 1623*); a mural attributed (by Peter Williams) to Alice Winter and titled (also by Peter Williams) *School Days* mounted in the General Counsel's Office; and the large mural by Charles Allen Winter titled *The Founding of Gloucester*, displayed over the stage in the Kyouz Auditorium.

A question was raised regarding the murals stored under the stage and whether or not these have been considered for restoration. Ms. Brown indicated that this has been discussed and they are looking at options.

J.J. Bell thanked everyone for presenting their projects and for attending the public hearing.

The meeting adjourned at 8:45 PM.

Respectfully submitted by
Deborah Laurie
CPA Senior Project Manager

Corrected summary of applications attached.