

Community Preservation Committee
Public Hearing Minutes
May 17, 2016

Members Present: William Dugan, Co-Chair, Catherine Schlichte, Co-Chair, Scott Smith, John Feener, David Rhineland, Hank McCarl, Barbara Silberman, Ellen Preston and Heidi Wakeman

Staff Present: Deb Laurie

The Public Hearing was opened by Bill Dugan at 5:33 PM.

Bill introduced the members of the CPA Committee. He then proceeded to discuss the handout that was passed out indicating the history of categories of CPA funding. This lets the citizens know where the city's CPA surcharge plus the state's share goes. You can see that over six seasons we have allocated over \$5M in projects; half going to the City Hall Restoration project which is still being paid off in a bond, which is about \$215K per year and should be paid off soon. The goal is to have some parity between the categories, so that's why the percentages are there and lets you know what stands know. We have a little improvement from last year to now, with the number of organizations that applied. Doesn't mean we were unhappy with the applications that we get; we are happy that we have such a good crop this year. We've never had this many applications before which lets us know that the word is out there. We have 17 eligible projects, representing about a \$1M in requests and about eight of the applicants are new to CPA, which we are happy to see new applicants. I don't take Gloucester's CPA for granted; it took quite a while to get it passed and it took a lot of hard work and a public process to do so. We want to continue to do that so the community doesn't lose sight of what CPA means and can do for the community. Over the past years, the committee has written my view columns or letters to the editor and we ask recipients also to write to the editors which can be for your own cause, as well as the value of CPA. So we will be asking you if you're funded to help promote your projects and get the word out about what you're doing, and also about how CPA has helped you and how it was important to your efforts. We don't have much of an administrative budget; much of it goes to pay Debbie's salary. We don't really have a promotion budget. Bill asked the audience if they have any questions regarding CPA or comments. No one had any questions or comments.

As far as the presentations go, we want you to be brief; focus on your project that you want funded. We have read all of your material and there are some great applications in here informing us of your organizations and what you plan to do. After each presentation, we will be asking questions for clarification. Just want to know what you want to create, preserve or rehabilitate.

The first presenter is the Sargent; they had not arrived yet so we will move to the next presentation on the schedule.

Linda Lowe, recently retired City Clerk, along with Joanne Senos Acting City Clerk, presented their archives project. They are requesting \$11,030. Linda stated that their project consists of protecting and preserving the Clerk's records that are now stored in the basement of the Post Office. She handed out some photos that were taken a few years ago, and has cleaned the space somewhat but they have a long way to go. She stated that she assumes most of you are aware that the city uses the basement of the post office for storage and invites anyone who would like to have a look at the space. Currently, they are carefully going through the boxes that are there and discarding what they can and saving the records that need to be kept in boxes. They are using just WB Mason boxes, which are not archival appropriate storage. They are organizing the information by year, so ideally in a few years everything should easily be located if someone needed information. The plan is to purchase 30 boxes for \$19.30, and order 100 boxes and they will be of archival quality (photo of boxes handed to committee), which are waterproof and no doubt a good quality storage box. Once the records are sorted and new information needs to be stored, it can be done in a proper manner and proper materials used. Hope to in the future assist other departments as well. Currently, the auditing, treasurer's office have storage also at the Post Office. The shelves are wooden which were built by DPW years ago, but they are sagging and tipping over. Would like to replace them with good metal shelving.

David asked is there enough room in the storage space of the Post Office for everything. Linda responded that once things are sorted and stored properly, there should be a small amount of additional space for continued storage. John asked in order not to create redundancy are you writing things down so you can put on a spreadsheet? Yes, we are doing a database. Hank made a statement that you are taking a big risk if you put everything into a computer because the technology ages so fast that you're going to have to update it constantly. Hard copies actually last longer if stored properly. David also asked if they are asking for the whole amount from the CPA; perhaps she could ask the city for some funds. Yes, since it's a real straight forward project and a small amount she didn't hesitate to ask for the whole amount. She doesn't think the city will give them anything; she actually plans on coming back to the CPA a second and third time to ask for more money to continue the archives of city records.

Bill asked if the funds would be used for staff time; no, just for supplies. Ellen asked about the \$800 for installation of the shelving; can't DPW do that? No she would prefer they be put together by a professional since they are a special kind of shelf. Barbara asked if there was any water in the basement of the Post Office; Linda replied, no. In regards to the shelving, how high are they going to be off of the floor? Linda, wasn't exactly sure of the height, but they will be probably several inches from the floor. Catherine asked if the city was asked to leave the post office can the shelves be taken with them. Yes, although it won't be easy.

The second presentation was for the Sargent House Museum asking for \$15,493 out of an \$18,873 total project. Jo-anne Michalak, gave the presentation. The project consists of restoring and repairing the main entrance porch, granite steps, retaining wall, replacing the heritage sign, replace the decking of the porch and repair the base of the columns. She gave a brief history of the home and Judith Sargent . (See attached).

John asked about the signage that was to be replaced. Seems a bit extravagant and costly. Jo-anne explained that the sign that was there now is small (about 22" x 26") and is not placed at the right angle or height for people to really see it. They were following the guidelines for signage by the National Historic area. The new sign will be approximately 4' x 46" and six feet above the retaining wall which will make it more visible. It will have two aluminum poles instead of wood and the sign itself will be made of plywood with a metal rim to decrease deterioration.

John asked why the pins can't be cut out instead of pulled out? Her understanding that they have created iron oxide with aids in the deterioration of the granite on the wall, so by taking them out you avoid further damage and fill it in with epoxy. Also, do you know how deep they go? No, until we take them out we won't know. Maybe look at alternative removal to save money. Hank asked how old are the steps with the pins the chances of deterioration are pretty high depending on what ages of those things are? Well, they have done a lot of research and they know that the fence was there when the museum was created, but that was in 1919. Her understanding was that the terraces were there from the beginning; the fence that was metal was not. She doesn't know when the fence went in, but the original fence was wood she believes. History talks about the fence and terraces, but have no documentation before 1919. John asked if the pins were holding the wall up. No, the fence is held in by the cap stone and doesn't believe they go much further than that.

Barbara stated that she knows that the damage to the porch columns was caused by water and wanted to make sure that this was corrected. Jo-anne asked water from where, the roof? Yes; the roof and gutters have been repaired so they believe there is no more water penetration to the columns. Barbara just wanted to make sure that any water problems were addressed before they fix the columns. Yes, this has been addressed with gutters. Also, she asked about the stairs and the missing mortar; is the water irrigation just in the lawn or also on the side of the steps. It is on each side of the steps, but, there are no issues with water running on the stairs; they do not have a sprinkler system, but they use a tubing system to water the lawn.

Next up is the Annisquam Historical Society (AHS) for the Deluge 8 Firehouse project. They are asking for \$99,400 out of a \$124,400 project budget. Mr. David Pearce handed out a brief summary of the project. The Annisquam Historical Society (AHS) has over many generations been charged with storing and protecting significant documents and artifacts including Native American artifacts, all kinds of

historical collections like Captain Lane's ship log, photographic plates, maps, paintings etc. They have been in charge of protecting the collection but these documents and artifacts are under long-term cumulative threat. To quote the Northeast Document Conservation Center (NDCC), our collections "cook in the summer, freeze in the winter and suffer from high humidity all year round." So clearly it is not a great place for them to be stored. We would like to fix that; the AHS is a non-profit all-volunteer organization with no revenue and has not been able to address threats beyond basic maintenance of the building. We are looking to rehabilitate the firehouse and restoring its reuse as an archival safe, climate-controlled repository for historically significant materials. This would include heat, air conditioning and is a two for one project because not only would we be taking the old firehouse that dates back to the 1830s when it was first built and recommissioned as a firehouse in 1847, and is in its original state, but making it more habitable for the archives. We are doing what we can to save these documents, but would like to have a better storage place. Short-term goal is to return to the firehouse some or all of the historically valuable collections that have been removed to the Cape Ann Museum and the long-term goal is to open the firehouse to visitors and researchers and to make its curated treasures and exhibits, educational programs, and digitized documents and images available to the public.

The past four years they have not been able to open very long. They are open between July and September and receive approximately 40 visitors a month. We would like to keep it open longer, especially if we have heat in the building and maybe keep it going year round and hire a part time curator. John asked so that's roughly between 170 to 200 visitors annually; yes.

Bill also wanted to reiterate that the Committee has received over 1M in requests, and we only have about \$400K allocate; your request represents more than a quarter of what we have to award. Have you sought other funding? Yes, we have received six other grants, not for the building improvements, but archival assistance. Barbara asked if the building was listed on the State's National Register. Yes, it is. Others asked if the work could be done in phases; yes, we've looked at that and believe we can. We have three estimates from three different contractors. A fair amount of the work is in cases; the way we present some of the work, certainly the HVAC and electrical is the most important issues which would cost between \$45K and \$60K. The issue is storing the archival items while the work is being done, but can be done. They have about 40 volunteers that are transcribing the old log books and notes, and digitizing documents and photo plates. The AHS is in charge of keeping all the buildings going and maintaining the historic records. We feel this is a good project because the association takes care of the general maintenance of the building and has been doing so successfully for 80 years now. But we have limited resources for a capital project.

Bill introduces the Oak Grove Cemetery, Phase 2 project. Mary Black, Trustee of the Proprietors of Oak Grove Cemetery, representing the project along with former Judge David Harrison, also Trustee. We are here this evening to request funding for our second phase of our rehabilitation project. She hands out additional documents that the committee did not have with the original submission. She thanked the committee for their 2014 award which enabled them to research and create a map of the cemetery. The map is available on digital format and paper. The second phase consists of new signage that will enable the public and loved ones to navigate the cemetery. Most of the signs have either been stolen or missed place with only a few original signs remaining. They have partnered with a local artist, Chris Williams, to help create these signs. They would like to install eight new signs so individuals can navigate the cemetery and assist those who are doing genealogy or just looking for historical purposes. Also partner with the school system to integrate the history of the Gloucester into the curriculum of the Gloucester Public School system. The total project is about \$30K and they are requesting \$15K. The vine like post is estimated to cost \$2,500 each and the steel sign should be about \$350 each. They have given a lot of thought of the integrity of the type of material that they want to introduce into this historic graveyard that was consummated in 1855 and became a member of the National Historic Register in 1975. It was important to them that the signage is comparable to the work of the Bradford Chapel that was erected with Pigeon Cove granite in 1904. Mary then shows the Committee a proto type of the sign post. If you compare the proto type to the image of the original sign it's a mirror image of the original post. They hope to match any CPA award with funding raising efforts, which is kick off on Memorial Day weekend with the first of four walking tours planned for the summer.

Hank asked how many civil war veterans are buried there; Mary wasn't quite sure. Hank stated that there are over 138 veterans buried at the cemetery. They have maps not only indicating the plot number but another map that has the person(s) name to identify the burial site. Catherine asked if they will be able to scan the sites; yes, eventually this is one of our goals for the overall project. Once the signs are up, it will be much easier for people to find their way and burial plots. Scott asked if the whole 8 feet of the pole will be ornamental zed or just the top. Mary's understanding was that the entire pole will have the vine wrapping around, like the one in the photo.

John mentioned about tree pruning; be mindful that OSHA has a mandate than any trees that overhang the gathering sites must be $\frac{3}{4}$ inch and larger. If you are going to put the signs under tree canopies, you may want to move them away from that so you won't be liable. He also mentioned that there is a free tree inventory assistance called "I tree". Lastly, John suggested that you label the trees not only with the common name but the Latin one as well.

Magnolia Historical Society was next; no one showed to represent project.

The WPA Murals was next and represented by Catherine Ryan of the Committee. We are resubmitting a request for \$35K for the project that was originally awarded in 2014. She handed out some photos of murals which she identified one of the panels to be located in the legal office and the other ones were found rolled and rotting away at City Hall. So it looks like it is one painting which is part of the whole group. Bill stated last time the Committee spoke to the Mural Committee they were embarking on re-assessing the inventory of the murals. Well, no, we were reclassifying the original paperwork that was submitted to you, that was based off of information in 2009. It was originally specific to repairing four WPA murals, on the wall, in City Hall, in this order. Now, the scope has changed from this discovery and other research. These paintings are Sauders and now that they have been found we can fix them. They want to also look at the other Sauders paintings that are located in the Library and underneath the stage. Bill requested Catherine to explain what will happen to them. What's going to happen is we held back the last RFP, which had a light response and we found more information and we are re-writing the RFP, and hope to partner with a major conservation center. We're not asking for any more than you had originally awarded us, but we would like back at least the allocation. Catherine shows the committee other photos of some of the WPA Murals and Anderson paintings that could be possibly worked on. They will bring in a conservator and repair and mount and display the paintings that were found.

Catherine asked if they are going to continue to search for them or do they think you have found what existed. Once we get the list and descriptions together and we don't find, we will put the word out.

The project next to present was Historic New England for the Beauport Museum roofs of outer structures. They are requesting \$25K of a \$50K budget. Jodi Black introduced herself along with Martha Vanhoeving of Beauport Museum. They are requesting \$25K of a \$50K project to replacing the roof of four outbuildings on the property. Three of the outbuildings are historic sleeper buildings and one building that was constructed 1956 which is the caretaker's cottage. They are requesting funding for the three outbuildings that are part of the National Register and they will fund the caretaker's cottage as part of their match. The wood roof shingles were replaced in the 1980s and are at the end of their life span. There's a lot of cupping and cracking; we have one side of the toolshed that's completely covered in moss and some areas that are leaking. We replaced the wood shingle roof of the Museum in 2010 and were unable to cover the outbuildings at that time. So this is the second phase of that project. Basics of the project are to remove the old shingles, repair any rotted sheathing, any tar paper and replace with new western red wood roof shingles.

John stated that the last time the committee was on site looking to repair the mortar that has failed, due to water damage caused by runoff. In his opinion that had to do with drip edge and no flashing so now that you're doing the roofs he wants to assure that this will be addressed. Jodi replies, for this project they do have a cupula at the

gatehouse that would be flashed and also the chimney on the caretaker's cottage. John asked if there was a contingency in the budget for any decay that maybe under the shingles; we usually carry about 150 square feet of cost contingency, but for something this small they probably wouldn't carry that much. John requests that they submit in writing that they will cover any unforeseen costs and submit it.

The Gloucester Writer's Center, Maud/Olsen Library was next; Peter Anastas and Judith Nash presented the project. Judith gave a brief history stating that Ralph Maud was a Charles Olsen scholar and he took it upon himself to collect over 3,000 volumes of anything that Charles Olsen read, referenced or wrote about. Upon Olsen's death his collection got distributed to various locations and Ralph recovered the original volumes and copied the writings, so this is a facsimile library not archives, but copied into many of the books, Olsen's thoughts, comments and questions. So upon his death the collection became available to the Gloucester Writers Center. On June 18th it will be opened as a gala fundraising. It's a remarkable collection and hope that all of you will be able to visit the opening. So the specific project is looking at the collection and cataloging and conservation. Along with this project will be the cataloging of Vincent Ferrini and third we will be other contemporary poets which includes books, audio and video. Looking into making the catalog available to the public.

John made a comment stating that he commends them in only asking for 10% of their project budget and also appreciate that the public can actual handle and read the books.

Bill mentioned that he did visit the Center and Mr. Ferrini told him many people have already visited and looked at the collection and are very interested in it. Peter Anastas states that students from a University who were reading Olsen, visited Gloucester and was interested in its history and where the poems where written and viewed the collection. This project is not only going to preserve this collection, but will be bringing people to Gloucester. This is an economic advantage also.

Last but not least is the Maritime Gloucester Railway project. Tom Balf, Executive Director and Don Boy who is volunteers at the Railway and Chair of our waterfront committee and who has been involved with railway restoration. Tom states they are seeking funds for the restoration of the railway. It is the oldest working marine railway in the Country built in 1849 built by Burnham Brothers by Crandall Dry Dock Railway Company which still exists and operates in East Boston. As a result of the Harbor Remediation project by National Grid, they've had a number of firms come through and evaluate railway because it will be impacted by this project. They have a report issued by Crandall as well as a vendor of National Grid that looked at the railway and said here are the following things that need to be repaired. So they are fortunate to have this master plan of things that need to happen. The proposal covers a range of improvements necessary to bring the railway up to speed. The railway is functional; they just hauled out the Adelle a few weeks ago but they want to take advantage posed by the National Grid cleanup and where there is equipment

in place and an actual coffer dam built around the railway which allows access to the railway to the lower portion of the railway which is historically usually under six to twenty feet of water. The other is that it is a strategic partnership they have with the Schooner Adventure and the Schooner Ardelle with the Adventure coming over to their site and be able to haul the vessel at the site. With the improvements made they can haul a large vessel like the Adventure with confidence. They are not in the business of hauling out vessels nor want to compete with the existing railways for business. The repairs necessary are estimated at about \$75K to \$100K. Knowing that this is a large amount after hearing the other applications, they understand the constraints, but the more they can get to haul a large vessel is critical. The more money they can get the more work they can do; the more rollers and cross beams, etc. can be replaced. It's critical that they do the work now and take advantage of the coffer dam.

Hank asks how much of the project is critical in terms of the coffer dam. We haven't separated it that way, but the entire length of the railway is about 375 feet long and the coffer dam will be around 200 feet long, so the shiv, the yolk where the big chain is, is certainly the most critical. As far as they know it's never been replaced and they estimate that portion to be about \$10K to repair/replace. Basically the more money they can get for the cross ties, the rollers and the cross beams, improving those sections, the better off they are. They will start at the farthest length and work their way back. Hank states, if you could scale down and estimate it in pieces, it would really help the Committee to evaluate. They will put something together for the Committee.

David asks how long the coffer dam will be in. Tom believes that they will start to install it in September and needs to be out by February 15th, or maybe with an extension March 1st.

John asked him to further explain the fundraising with crowd sourcing and how it will be accomplished. It goes to that this is a special time for this project and they are asking for money to support this work to get done now. But obviously when a project like this is supported by the local community with CPA funds it's easier to leverage other grant sources. John asks that they put that in writing and add to the application for his review. Barbara asks if he can comment on the status of the Lynch foundation application. Tom indicates that it is being submitted now. Barbara asks what about the concept paper; has that been submitted. Tom states no; the reason it has not been submitted because of the revised estimates. Also, Barbara asks, have you ever done source funding before; no we have not. Further discussion of crowd sourcing and fund raising continued.

David states that once the dam is out, work can still continue on the above areas of the project. Yes, but the most critical is the farthest end of the railway. Tom wanted to add to John's remarks that in the last 18 months, they have spent over a \$100K for the cradle, in the boat shop etc.

Catherine states that fortunately that the coffer dam timing aligns well with the CPA award cycle. Bill comments that the project is now \$100K, not \$110K, because you took out the \$10K for training portion of the project.

Meeting adjourned at 7:45 pm

Respectfully submitted

Deborah Laurie

List of Documents submitted at meeting:

1. Schedule of Presentations
2. Summary of CPA Activity
3. City Clerk's Archive photos of storage space & quote on storage boxes
4. Sargent House summary (need copy from Jo-anne)
4. Annisquam Association, Deluge 8 Firehouse Summary
5. Oak Grove photos of post and quote for signs/posts
6. Committee for the Arts, photos of paintings discovered