

Community Preservation Committee

Minutes
May 23, 2017

Members Present: Catherine Schlichte, Co-Chair, Barbara Silberman, Co-Chair, Karen Carter, John Feener, Hank McCarl, Ellen Preston
Absent: David Rhineland, Heidi Wakeman

The meeting was called to order by Catherine S. at 6:10 pm.

Item #1 Approval of Minutes

MOTION by John Feener, seconded by Hank McCarl, with the board voting unanimously to approve the minutes from March 21, 2017 meeting.

MOTION by John Feener, seconded by Hank McCarl, with the board voting unanimously to approve the minutes from April 25, 2017 meeting.

Item #2 Discussion of Payment for CAARA for Recording of Preservation Restriction

Catherine recognized Hank M. who stated that a policy should be made for an applicant to also receive money for recording fees. He added that these fees should be part of application expenses since applicant cannot get filing fee money until after grant is received. Catherine S. responded that CPC should not bear cost of recording fee. Barbara S. stated that the application dictates what the costs are for a project, and does not include cost of recording fees. She cited example of Sargent House having to take down a fence which was not included in original application. Karen C. explained that filing fees are expected expenses for Housing Authority grants over \$10,000. John F. suggested that application should add line item that applicant is responsible for recording fees. Hank M. stated he believes that such fees are a legitimate cost item of a project. Catherine S. stated that she will ask City Solicitor about applicant assuming responsibility for recording fees.

Item #3 Continued Review and Discussion of New Applications

1, Manship Artists Residence and Studios (MARS) – Since the property has not been purchased CPC cannot provide funding until MARS owns it. We don't know time line, but goal is for purchase at end of June. Project request is for historic research and landscape preservation consultation of the site. Catherine S. stated that CPC money will help restore garden for public use. Hank M. noted that despite the money needed, there is a Manship Trust to help support. MARS recently received \$2500 grant from Essex National Heritage Foundation.

2. Seine Field, Essex County Greenbelt – Ellen described Seine Field as an excellent open space/recreation place for handicapped public: Kestrel bird house, benches, interpretive signs, and gentle slope for creating wheelchair accessibility. John F. recommended that plan for yearly maintenance be added to application.

3. Stage Fort Park Restoration Plan – Catherine S. stated that there is a conflict between funding for wooden carriages of the cannons and Historical Commission wanting an in-depth study of whole fort. Original proposal was just for cannons and removal of topsoil. Barbara S. noted that \$2500 is needed for archaeological study. Due to the different proposals, another meeting is needed with Steve Winslow, Deb Laurie and principals involved in proposal to discuss area drawn by Steve, not the whole park. Catherine mentioned that the cannons have gone through 3 different war times. John F. stated that there is a law preserving anything involved with American Indians, so an historic preservation easement will be needed. He also mentioned that Steve W. should address coastal bank.
4. Cape Ann Museum: 1851 Walling Map Conservation – All agreed that application is straight forward and acknowledged by Gloucester Historical Committee.
5. Rehabilitating the Sargent House Museum’s Failing Roof and Gutters – According to site visit, roof and gutters need replacing. This is an expensive project due to replacement with wooden shingles. The difference in cost between the one and two-year proposals is due to scaffolding that needs to be set up twice. Barbara S. noted that asphalt was removed in 1995 for \$25-50,000. Request applicant to state that handicapped parking is available.
6. Magnolia Library Center: Handicap Access: Restrooms and Entrance - Need is great per site visit with Jamie O’Hara, but more information and plans needed. Question raised about cost of project management/supervision being too high. Overall project should look for other resources.
7. Tarr and Wonson Paint Manufactory: Restoration of the Seawall - Barbara S. commented that this is an excellent application with plans and responses to CPC questions. John F. noted educational aspect of project. Ocean Alliance has a good track record.
8. Virginia Lee Burton Little House – CPC questions about skills of volunteer labor have been answered. We need update on estimate, showing bids and quotes. House will be on Lanesville Community Center property. Total cost of little house, less the furniture, seems expensive.
9. First Parish Burial Ground and Clarks Cemetery - These historic cemeteries are in dire need of help. Cemeteries Advisory Committee has worked with the city to clean up both. Ellen commented that there is still much brush to be hauled away, and stones mentioned in application truly need professional restoration. John F. suggested that city set up GIS mapping of stones’ locations.
10. Mattos Field Rehabilitation II - Since same people keep getting asked, we would like to see other donations. John stated that maintenance plan should be in place, and asked if there is a safety issue which is not mentioned in application. Barbara commented that field was repaired for \$5500, and new lights put in with CPA funding. She asked if there is a master plan, outlining maintenance. Since City owns field, City should provide plan and permitting.

MOTION to adjourn by Hank M., seconded by Barbara S. APPROVED unanimously.

Meeting adjourned at 7:45.

Next Meeting: June 20, 2017

Respectfully submitted,
Ellen Preston