

## Community Preservation Committee

Minutes

May 22, 2018

**Members Present:** Barbara Silberman, Co-Chair; Catherine Schlichte, Co-Chair; Holly Clay-Smith, Heidi Wakeman, John Feener, and Pam Tobey.

**Absent:** Ellen Preston, Hank McCarl, and Karen Carter.

Staff: Jaimie Corliss

The public hearing was opened by Catherine Schlichte, Co-Chair at 5:35 pm.

Committee members introduced themselves to those in attendance. Barbara S. gave a brief PowerPoint presentation discussing the Community Preservation Act and examples of previously funded projects. No one from the public had questions or comments.

### **Presentations from 2018 Applicants**

Martha Oaks presented on behalf of the Cape Ann Museum for their project to restore a barn located on the White-Ellery house property. She stated the following:

- Cape Ann Museum has completed 5 or 6 projects with CPA funding and has provided matching funds for all of the projects.
- Cape Ann Museum has previously partnered with Town of Rockport on the installation of a Fresnel lens on Thacher Island.
- This year they are seeking funds for the restoration of a barn located next to the White-Ellery house.
- Thorough conditions report has been done and the Museum has been working on addressing items in report.
- It is not handicap accessible, but would hopefully be set up as a study site.
- Roof, siding, doors, shutters, extensive work needs to be done. Some structural work has already been completed.
- The Museum is hoping to tackle the roof this summer and use CPA funds to complete other objectives. Provided two bids.

John F. commented that he would like to see the request for CPA funding be specifically for the roof, as it meets the criteria of the CPA. He added that in the past, applicants have been reimbursed for projects after completion. Barbara S. commented that there are many other aspects of the application which would also be eligible, such as the foundation stabilization. Martha O. stated that the building has never been moved and is therefore a prime archeological site. The Museum is hopeful they will be able to display any items found by 2023.

Charles Nazarian presented on behalf of the Gloucester Meetinghouse Foundation for their Green Envelope project. In addition to the handout provided, he noted the following:

- Funds raised for the previous sprinkler project exceeded the final costs, leaving a balance of about \$50,000.

- CPA funds would be used to address issues revealed during installation of sprinkler system, as well as move towards making the envelope safer and more energy efficient.
- Meetinghouse is currently use by many civic organizations to offer services to Gloucester residents.
- Gloucester Meetinghouse Foundation is a secular non-profit organization tasked with maintaining the building as a historic site.

Barbara S. asked for clarification regarding the difference between the total project cost on the application coversheet and the total on the budget form. Charles N. stated the budget form total included contingency and management costs, which are not part of the request for CPA funds. Catherine S. briefly discussed the recent Supreme Judicial Court decision regarding CPA funds being used to support religious buildings. She stated that a strong case had been made for the historical value of the Meetinghouse. Charles N. clarified that the Unitarian Universalist Church owns the building, but the Meetinghouse Foundation is responsible for the preservation of the building. This means anything that costs more than \$2,500 is the responsibility of the Foundation. Barbara S. asked if the conservation and historical restrictions placed on the building would be in the name of the Church or the Meetinghouse Foundation. It was determined that, as the owner of the property, the Church would be named on the restrictions. Charles N. stated he is very aware of what is going on and will be monitoring closely. John F. stated some of the improvements being made do not seem to be in line with preservation. Charles N. answered that the Church has been restoring and repairing the stained glass windows and the Foundation is tasked with sealing and insulating the windows in a way that does not detract from the historical value of the stained glass windows. The Foundation is attempting to preserve the building while also making it more sustainable. Barbara S. asked if this project has been before the Historical Committee, as she would like to see the windows be historically compatible. Charles N. stated they have not yet, but there have been informal conversations. Every effort is being made to find historically accurate storm windows, which is part of why they are so expensive. However, in the bell tower, anything that is the same color and pattern as wood is acceptable. Charles N. concluded by saying the Foundation is very proud of the historical designation and they are careful to stay in compliance.

David Dow presented on behalf of the Stage Fort Park Advisory Committee for the Stage Fort Park Landscape Rehabilitation project. He made the following points:

- This year's request is to replace the planning money from last year's application that were amended to pay for the archeological study.
- Cannon restoration is moving forward with wooden carriages, which will be identical to how they looked on the Constitution in 1906.
- Landscape planning would wait until archaeological study is completed. Holly C. added that the contract for the archeological study has been completed and the study should be done this summer.
- By end of 2019 we should know what we want to do with the Fort and the approaches.
- Landscaping will open up Fort to be more easily viewed from the Boulevard.
- Information Center has been power washed and the masonry work will be completed in the next few days.

John F. asked if a cost estimate for the final landscaping work could be included as part of the request from BETA. This would help with securing funds for the final landscaping. David D. stated that he will make that request of Beta once a plan has been accepted by the City.

Tom Manning presented on behalf of the Sargent House Museum and their Middle Street Façade project. He began by thanking the Committee for the funding to support the roof project which will be going on this summer. He noted the following:

- Current application is to prep the Sargent House for the centennial of its founding.
- Project will include: painting two sides, replacing side fence, bulkhead, and addressing the sunken driveway.
- Museum is contributing 8% of total project cos due to roof project consuming so many funds.

John F. stated that some items may not fit criteria of CPA historical preservation, such as painting. Catherine S. added that we have to determine whether an item is maintenance or is it preservation. John F. stated that the Committee may send additional questions via email. Barbara S. added that there are some concerns about what is actually eligible and that there are not more matching funds. It was suggested that Tom M. research whether or not there are in-kind funds or activities that should be reflected as match.

Site visits were scheduled with the applicants in attendance.

There was discussion regarding projects to submit to the Community Preservation Coalition to be featured on their social media campaigns. Suggested projects included: Ocean Alliance, Burnham's Field, Taylor Street, Virginia Lee Burton House, and the Greenbelt Thompson Extension.

The Committee briefly discussed the withdrawal of the affordable housing project at 5 Marina Drive.

There was discussion of the proposed 3% levy. It was determined that the Committee should participate in an education campaign designed to increase the community's understanding of the Community Preservation Act.

**Next Meeting: June 19, 2018 (Additional Presentations)**

**MOTION: Motion to adjourn by John F., seconded by Pam T. APPROVED unanimously.**

**Meeting adjourned at 7:06 pm.**

**List of Documents reviewed**

PowerPoint Presentation  
Historical Perspective and Project Description from Gloucester Meetinghouse Foundation  
Memo from City of Gloucester Legal Counsel RE: Caplan v. Town of Acton

Respectfully submitted,  
Jaimie Corliss