

Community Preservation Committee

Minutes

August 21, 2018

Members Present: Ellen Preston, Pamela Tobey, John Feener, Hank McCarl, Catherine Schlichte, Holly Clay-Smith, Barbara Silberman.

Absent: Karen Carter, Heidi Wakeman.

Staff: Jaimie Corliss.

Meeting called to order 6:16 PM by Barbara S.

Item #1 2018 CPA Round 9 Discussion/Vote

Cape Ann Museum: White Ellery House Preservation and Stabilization

The Committee reviewed the Cape Ann Museum's application. Hank M. asked if there is a fire detection system in the schoolhouse. It was determined there will be one installed in the barn, not the house. Quote was less than anticipated. John F. stated there is a historic preservation restriction on property. He added that burglar alarms are not something usually funded and should be separated. Barbara S. stated burglar alarms assist with the preservation of the building as they deter vandals and would assist in the event of a fire. Ellen P. added that they help protect the structure. John F. suggested burglar alarms be kept out of contract language. Barbara S. added that water run-off is definitely part of the preservation, as making buildings dry and tight is a primary goal. Holly C.S. stated there will be an archeological survey happening at the site and then the grading will have to be returned. There was further discussion about the details of the project.

Magnolia Historical Society, Inc: Historical Museum & Cultural Center Electrical

The Committee reviewed the Magnolia Historical Society's application. Barbara S. discussed the site visit and expressed concern regarding matching funds. They are looking for funding for the fire alarm, but the conduit is the last item on their timeline. Ellen P. asked if electrical wiring was something the CPC funds. Catherine S. clarified that the CPC has covered electrical costs previously. John F. added that the wiring is to help with ADA compliance, as well as, other items for the Museum. Barbara S. asked if there is a conduit in place to connect the wiring. There was discussion regarding funding sources for future activities and ongoing maintenance for the building. There was discussion regarding the audience this museum would serve. The Committee discussed whether or not the Society has a strategic plan and if one should be in place before any further CPA funding is utilized for infrastructure. It was noted that the Society has momentum and has generated funding for some projects. John F. expressed his belief that some of these questions be asked during presentations.

Additional information to be gathered: Organizational budget, additional bid, status of conduit. Potential conditions: amperage, conduit installation, additional code.

Annisquam Village Church: Rehab and Preservation

Reviewed application and legal opinion on CPA funding for religious buildings. Catherine S. discussed the legal opinion provided to the Committee by the City's Legal Counsel Chip Payson. She highlighted the question more relevant for the Committee when considering projects related to buildings used primarily by religious organizations: is this providing significant aid in carrying out the church's operation? John F asked if the community value of a church building outweighs the identity of the building as a church. There was discussion regarding what the building offers the community. Holly C.S. stated the Committee would be preserving the architectural value of the building. There was further discussion regarding the legal issues related to funding preservation efforts of religious buildings. Limited in ability to fund items. Interested in application. The Committee reached consensus that this project is valuable, but they are limited in the items they can fund. Catherine S. will be following up with the grantees to discuss which aspects of this project can be funded by the Committee.

Sargent House Museum Façade Preservation

Barbara S. reviewed the project and stated the only part of this application that is eligible is the bulkhead.

MOTION: John F. made a motion to approve the Sargent House Museum Façade Preservation project in the amount of \$800. Seconded by Holly C. S. 7 in favor; 0 opposed; 0 abstained.

Stage Fort Park Advisory Committee: Cannon Restoration

Holly C.S. stated that wood is easier to maintain than an aluminum carriage would be and would not carry risk of corrosion. Barbara S. reviewed changes to application. Discussion regarding Historical Commission's letter. There should be more research done regarding the idea to restore this carriage with aluminum, especially with a cannon specialist. Holly C.S. and Barbara S. will be following up with some contacts to see about the aluminum carriage. John F. asked if the Committee should contact the vendor who submitted the original quote to allow them the opportunity to address concerns related to maintenance and deterioration. Barbara S. agreed that it would be good to reach out once more research has been done.

Gloucester Meetinghouse Foundation: "Green Envelope" Project

Catherine S. again reviewed the three legal tests related to CPA funds being used for religious buildings. Holly C.S. discussed the site visit. Barbara S. stated her concern with the ratio of CPA funding to matching funds. There was further discussion related to the impact of window repair on a building's functionality as a church. Catherine S. to discuss language of application with Charles Nazarian.

Magnolia Library Center: Handicap Accessibility Improvements

The Committee reviewed the Magnolia Library Center's application. There was discussion related to the amount of contribution from the Library and their ability to leverage other funds. John F. stated he would like to make the demolition costs the responsibility of the Library. Catherine S. added that the Committee offering some funding would assist the Magnolia Library Center with fundraising efforts.

Phyllis A. Marine Association: Phyllis A Restoration

The Committee reviewed the Phyllis A Marine Association's application. John F. stated that it has been a long adventure with this project. Supporters see the end is near and are very excited to see it completed. Catherine S. asked how much they have raised on their own. The consensus was that this would be their final request. Hank M. asked what happens when the project is completed. Jaimie C. will follow up on additional information requests. There was further discussion regarding the future of the Phyllis A.

Additional information to be gathered: funds raised since presentation; plan for vessel after completion; total CPA funding given to date.

Item #2 Discussion Regarding Affordable Housing Project Assessments

MOTION: John F. motioned to move this item to the October agenda. Seconded by Holly C. S. 7 in favor; 0 opposed; 0 abstained.

Item #3 Approval of minutes for July 17

MOTION: John F. motioned to approve minutes for July 17 with revisions presented by Catherine S. Seconded by Pamela T. 7 in favor; 0 opposed; 0 abstained.

Next Meeting: September 18, 2018

MOTION to adjourn by John F. seconded by Barbara S. 7 in favor; 0 opposed; 0 abstained.

Meeting adjourned at 7:45 pm.

List of Documents reviewed

Budgets, funding to date information
Draft Minutes for July 17, 2018
Project vote chart

Respectfully submitted,
Jaimie Corliss