



# CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

## I: Project Information

Project Title:  
Magnolia Historical Society Electrical Project

### Project Summary:

The Magnolia Historical Society is seeking money to assist in updating the electrical system. The future restoration of the Blynman Schoolhouse depends on the completion of this project. We do not have the electrical capacity to install anything from additional computers to the handicap accessible elevator.

Estimated start date: October 2019 Estimated completion date: February 2020

### CPA Program Area:

Open Space                      Historic Preservation X  
Community Housing            Recreation

## II: Applicant/Developer Information

Contact Person with primary responsibility for project: Lisa Ramos

Organization (if applicable): Magnolia Historical Society

Mailing Address: PO Box 5551

Daytime phone #: 9782903005

Fax #:

E-mail address: missmagnolia01930@gmail.com

Federal ID# 22-2619953

## III: Budget Summary

Total budget for project: 29,000

CPA funding request: 25,000

CPA request as percentage of total budget:

Applicant's Signature: \_\_\_\_\_

Printed name and Position: \_\_\_\_\_

Co-applicant/ City Official (if required): \_\_\_\_\_

# CITY OF GLOUCESTER

## COMMUNITY PRESERVATION COMMITTEE

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### PROJECT SCHEDULE

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Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds may not be available until up to two months following Committee approval.

	<b>Activity</b>	<b>Estimated Date</b>
<b>Project Start Date:</b>	<b>October 2019</b>	
<b>Project Milestone:</b>	<b>November 2019 100 Amp Panel removed</b>	
<b>50% Completion Stage:</b>	<b>Ground rods and breakers installed, wires run</b>	
<b>Project Milestone:</b>		
<b>Project Completion Date:</b>	<b>200 amp service installed, 200 Amp meter installed.</b>	

Please note: If the project is approved, the recipient must provide progress reports to the Committee on a quarterly basis (by the 15<sup>th</sup> of January, April, July and October) depending on the length of the project. The recipient shall also provide an interim report at the 50% Completion Stage, along with budget documentation.

Please feel free to photocopy or re-create this form if more room is needed.

# CITY OF GLOUCESTER

## COMMUNITY PRESERVATION COMMITTEE

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### BUDGET FORM

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**Project Name: Magnolia Historical Society Electrical**  
**Applicant: Magnolia Historical Society**

SOURCES OF FUNDING		
Source	Amount	
Community Preservation Act Fund	\$25000	
Magnolia Historical Society	\$4,000	
<b>Total Project Funding</b>	<b>\$29000</b>	
PROJECT EXPENSES		
Expense	Amount	Please indicate which expenses will be funded by CPA Funds:
Remove 100 amp panel and existing breakers	\$1200	
Installation of ground rods, breakers 200 amp panel and meter and wiring	27,800	\$25,000 CPA
<b>Total Project Expenses</b>	<b>\$\$29,000</b>	

## NARRATIVE

In the village of Magnolia, one of Gloucester's small enclaves, stands the iconic "Little Red Schoolhouse": Blynman School. The beloved "Little Red Schoolhouses" that once dotted our American landscape have all but disappeared into memory. Blynman is the all-American Little Red Schoolhouse, the symbol that evokes the very essence of the traditional American educational system. We are fortunate to have one of these powerful national icons here in our city. She was built in 1892 at 46 Magnolia Avenue, taking her name in honor of the infamous Reverend Richard Blynman. In her infancy, she was the local schoolhouse for Magnolia grades one through nine, remaining as such until transportation became widely available. She then housed students in grades 1 and 2. For a time, the Blynman was used as a community center hosting minstrel shows, dances, Brownie and Boy Scout troops and community fundraisers. As school systems consolidated throughout the city, her final class bell rang in 1978. Most recently, the historic Blynman School building was used as a for-profit daycare facility until 2007. From 2007 to the present, she sat dormant and unused.

The once lively, thriving building that abuts the site of Gloucester's first sawmill began to slowly deteriorate as it sat unused. Gone were the giggling of school children playing jump rope, the sound of the Pledge of Allegiance and the echo of classroom lessons. And as happens too often, when budgets are tight and economic resources scarce, historic sites such as the Blynman are allowed to deteriorate and are then demolished. The MHS and the citizens of this village avowed to not let that happen to one of the very few remaining, beloved, and our very own – historically significant "Little Red Schoolhouse."

Our citizens were extremely concerned about the fate of our cherished "Little Red Schoolhouse." Many questioned, "What will become of this historically significant American educational icon? How would it reflect on us as a society to let this crucial part of history fall to the wayside? How can we raise money for the restoration of this important building when job loss and economic devastation headline the news?" This building and her history are a significant part of our past – she must be preserved for future generations so we can tell the story of us. Additionally, many of our residents, myself included, have multiple generations of family who attended school at Blynman. She has played an important role in the history of education in Gloucester.

At the time the Blynman School was placed on the City "unused asset" list in 2007, the Magnolia Historical Society was desperately looking for space to preserve, document and showcase our more than 10,000 piece historical collection. The acquisition of the Blynman Schoolhouse was clearly the best answer to this dilemma. It was a perfect match; it was synchronicity: this is where we belong. The creation of the Blynman School/Magnolia Historical Society Museum and Cultural Center would provide a home for the MHS collection and save an important historic building!

This marriage of the MHS and the Blynman will benefit so many in a multitude of ways. It will allow enough space to protect and exhibit our precious artifacts, safeguard the City's historical resources, serve the community with informational and educational events, allow the museum to reside in a historic building, afford for greater visibility and handicap accessibility to the public, allow ample space for community fundraising events, and put to rest the questions we asked above, such as "What will become of this historically significant American educational icon?" We can now answer that question, "We'll lovingly restore and preserve her and put her into operation for use, and to the benefit of all."

#### WHAT COMMUNITY PRESERVATION CRITERIA DOES THE PROJECT MEET?

General Category – Historic Preservation

General Evaluation Criteria:

- General Evaluation Criteria: Eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation (Chapter 44B of Massachusetts General Laws)-

According to the CPA legislation, our project is fully eligible for CPA funding.

- General Evaluation Criteria: Consistent with various plans which are relevant to and utilized by the City regarding open space, recreation, historic resources and affordable housing

This project is consistent with the mission statement of the Gloucester Historical Commission to "preserve, protect and develop public awareness of Gloucester's historical assets". The Blynman Schoolhouse has been determined to be "significant in history, archeology, architecture, or culture" of Gloucester.

- General Evaluation Criteria: Preserve and enhance the essential character of the City

Gloucester's rich historic past is part of its essential character. Preserving and restoring Blynman School, one of the few remaining and historically important, Little Red Schoolhouses, will enhance and build on this essential character of Gloucester.

- General Evaluation Criteria: Protect resources that would be otherwise threatened

Blynman School had been sitting vacant, and placed on the "unused asset" list by the City of Gloucester. Deteriorating and falling into disrepair, her inevitable future would have been demolition. This project has intervened, and the Blynman School is now saved. She will be put back to her original use - for public good - and restored to her original glory.

- General Evaluation Criteria: Demonstrate practicality and feasibility, and that the project can be implemented within budget and on schedule

With the successful team we have in place, we have created a realistic budget and timeframe. We have conferred with experts in each area to ensure we have all the proper resources aligned. We have partnered with other historical preservationist and an architectural firm to see us through each phase of our plan. We have created a Building Committee and a Building Preservation Plan. We are currently at 25% project completion and we are more than 6 months ahead of schedule.

- General Evaluation Criteria: Produce an advantageous cost/benefit value

Rehabilitation of the Blynman Schoolhouse provides immeasurable benefits for our society. This project will enable the Magnolia Historical Society to educate the public and to collect and preserve today's treasures for tomorrow, and it will create interest in our community. We will preserve a historically significant building, save yesterday's history and document today, the here and now!

- General Evaluation Criteria: Leverage additional public and/or private funds (e.g. qualify the project for additional grants from other sources) or receive partial funding from other sources and/or voluntary contributions of goods and services.

In addition to the CPA, we have raised private funds; our donations have increased each year, membership has increased by 250 members in the past 6 years. We have planned an annual appeal to members and residents of Ward 5 this coming spring. We will apply for other grants. Possible funding sources include, but are not limited to: AASLH, MHC, Bruce J. Anderson, Save America's Treasures, and National Trust Preservation Fund. We recently appointed a Grants Coordinator, historian David Faye, who will help us to take advantage of all appropriate grant programs.

- General Evaluation Criteria: Preserve or improve city owned assets  
Due to City budget constraints, the City was unable to maintain and use the Blynman School as originally intended. Therefore, we have purchased this building to operate it as the Magnolia Historical Society Museum and Cultural Center. This will improve and preserve this previously City owned asset.
- General Evaluation Criteria: Receive endorsement from other municipal boards or departments and broad-based support from community members

We are grateful for broad-based community support from Gloucester and beyond. We have received endorsement letters from board members of the Gloucester Historical Commission, the Archives Department, State Senator Bruce Tarr, Magnolia Library Center, Historic District Commission, Magnolia Woods Committee, Gloucester Tourism Commission, Magnolia Women's Club, Magnolia Bike Club, as well as the neighbors and friends of the Magnolia Historical Society Inc.

Category Specifics:

- Category Specific: Protect, preserve, enhance, restore and/or rehabilitate historical, cultural, architectural or archaeological resources of significance, especially those that are threatened

The Blynman School is a significant part of the educational history of both the City of Gloucester and the entire US. Unfortunately it sat vacant for years. We know all too well the fate of buildings such as this. The City budget is tight; the City simply could not afford to sustain this property. This grant will enable this treasure to be saved and rehabilitated, benefiting residents and visitors alike, now and in the future.

- Category Specific: Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historical significance

The recently City owned property, the beautiful historic Blynman School will be now privately held by a sustainable, reliable non-profit organization which will utilize this building for community benefit. As noted, it was previously an unused building, now it will be restored to benefit the greater good.

Significant architectural features, such as the embossed tin ceiling and wooden floor, will be restored to their original state, as part of the Blynman School's restoration.

- Category Specific: Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site. Historically, the function of this property was for educational purposes. The MHS Museum & Cultural Center will create educational exhibits; sponsor classes, tours and lectures; and provide access to historic artifacts, thereby fostering community education.

- Category Specific: Demonstrate a public benefit

The public benefits of our project include, public education, access to historical documents, creating interest and drawing tourists to our area, restoring a historical building in a residential neighborhood thereby adding value to the neighborhood, and creating space for community groups to meet and conduct lectures and classes. The MHS Museum and community-center/learning center focal point of our project benefits the public. Our MHS museum display will encourage and attract visitors and residents alike and it will educate and create interest in our community. The public will have the opportunity to learn and experience the notable history of Magnolia and Gloucester. MHS will offer both visual displays of actual artifacts and "digital" archives that will allow users to access and search computerized photographs of our entire collection. We will have space to offer art classes, history talks and lectures and more, all benefiting the public. This property will be beautifully maintained and restored and will add value to the entire City.

- Category Specific: Ability to provide permanent protection for the historic resource

The MHS is built on a strong foundation. We have a large subscription base and wide and ever growing community and business support. Our membership has increased 75% in the last three years. Our Board of Directors

is nothing short of outstanding at this time. In addition, once the MHS Museum and Cultural Center is established, it will sustain itself through partnerships, grants and ongoing successful fundraising programs and community support. The creation of appropriate business plans and reasonable budgets ensure the long-term protection and maintenance of Blynman.

Restoring and maintaining the historically significant Blynman Schoolhouse preserves the essential character of the village of Magnolia. It beautifies the landscape, puts to use a building previously classified as “surplus unused property”, and provides permanent protection of our most precious historical resources. The creation of the Blynman School/Magnolia Historical Society Museum and Cultural Center will maintain the original intended use of the building: education. Built for the community good, she shall remain for community good.

**WHAT COMMUNITY NEEDS DOES THIS PROJECT SERVE? IF THE PROJECT SERVES MULTIPLE NEEDS AND POPULATIONS, DESCRIBE. IS THERE AN UNDERSERVED POPULATION THIS SERVES?**

The Magnolia Museum and Cultural Center will provide community, cultural and educational benefits for Magnolia and Gloucester. We will offer a home to local non-profit organizations, a space for Cape Ann artists to show and sell their art, a welcoming center for tourists, and a site for other community and educational programs including meetings, fundraising events, lectures, educational seminars and presentations, community celebrations, exhibitions, classes and lectures. Currently, Magnolia has no museum, no artifact displays, and no central area for historic research. Community based programs do not have enough room to prosper and grow.

Even in its current state, the Magnolia Historical Society Museum has begun to serve as an educational and cultural resource for Magnolia and the greater Gloucester community.

All of these community needs can be met by the preservation of the Blynman School. Furthermore, we would provide opportunities for educational and professional development, lectures, workshops, exhibitions, and more, all of this will foster the economic and cultural vitality of the village of Magnolia. It will bring more visitors to this quaint village in the City of Gloucester.

WHAT SPECIFIC GUARANTEES WILL ASSURE THE LONG TERM PRESERVATION OF THE PROJECT? DESCRIBE THE NATURE AND LEVEL OF COMMUNITY SUPPORT FOR THE PROJECT.

Through research and education of our group, the MHS has established that we will require a Building Preservation Plan (BPP) in order to successfully complete the project. The MHS has established a Building Committee of various professions; both contractors and citizens to review the needs of the building and establish a BPP. We have been meeting with numerous professional contractors, architects and preservationists.

Architect Joel Gordon of BFEC

Architect Craig Hermann

Architect Joel Skinner

Licensed Master Electrician Joseph Sanfilippo

Licensed Electrician Bruce Heisey

Licensed Electrician Wendell Peterson

Robert Cannon – Forman

Licensed Construction Manager, Eric Loiacano

From these meetings and upon budget review, we have begun the selection list of our partners. We have created the following list of priorities:

1. Protect the building from further deterioration.
2. Restore Blynman's distinctive architectural features.
3. Rehabilitate Blynman's interior.

The Magnolia Historical Society has broad based support from our immediate community and from communities throughout Gloucester. Generations of friends are extremely passionate about this project. Through various fundraisers and appeals, the members and friends of the Magnolia Historical Society have already raised funds to complement a CPA grant. Many have provided their support of needed services on a volunteer basis.

The numerous letters of support are only a small taste of the community support. This project has been endorsed by Senator Bruce Tarr, members of the Gloucester Historical Commission, the Archives Department, Magnolia Library Center, Historic District Commission, Magnolia Woods Committee, Gloucester Tourism Commission, neighbors and friends of the Magnolia Historical Society Inc. and by every established group of dedicated citizens in Magnolia.

#### HOW WILL SUCCESS BE MEASURED?

Initial success is measured by the completion of Phase One of the restoration project. We have successfully ended the continuing deterioration of the building and are well into the restoration process. We have completed the insulation, sheetrock, plaster and paint in the room that will house our museum. We were also able to move a 6 thousand pound historical safe into the museum. Just recently the iconic eye window was restored. The insulation has proven its value. It has ensured efficient use of the new heating, air conditioning, and humidity control system and has reduced the cost of heating significantly. Together with a renewed electrical system, these new systems will decrease the hazard of fire and provide the conditions that best preserve our historic resources, providing a tangible teaching tool for present and future generations. Restoration of the Blynman School will ensure a visible presence of the traditions and values of our past; help us keep alive continuity, variety, and beauty; and enrich our lives and spirits. This all constitutes success. Historic preservation is alive and well, we plan on seeing an increased number of visitors to the village of Magnolia, annual sales of Magnolia businesses increased, and expansion of programming and visitors to the Magnolia Historical Museum and Cultural Center.

#### IS ONGOING MAINTENANCE AND UPKEEP REQUIRED? IF YES, PLEASE EXPLAIN HOW THIS WILL BE ACCOMPLISHED.

Ongoing maintenance and upkeep will be required. Our MHS Building Committee is completing our maintenance plan and budget. It is the responsibility of the MHS Board to obtain funding and allocate income. Our Board Members will carry out upkeep of grounds and landscape. Two professional landscape service companies have donated their services. Many of our building materials and the labor will come with warranties and service

plans that will enable us to properly maintain our building. We will create separate building funds for ongoing maintenance needs and for unexpected problems.

Our business partners and volunteers will do upkeep with cleaning and services. We have established a group of businesses that are willing to donate services and our volunteer coordinator has a list of residents willing to participate in and coordinate clean-up days and other similar events.

**PROJECT BUDGET:** Project budget (see Budget Form A)

Our primary goals for our fiscal year include: upgrading the electrical system, continuing with our digitization project on our collection.

Later on the building will also require masonry work for the brick basement and chimney, repair of the asphalt driveway and playground area including a re-slope to divert water from the building. New windows are needed in the basement to insure proper insulation, protection from the elements and safety and security. The entranceway on the left side of the building requires evaluation.

Once the core of the building is secure, we can next focus our efforts on restoring the other architectural details of the building. This will include constructing a handicapped accessible entrance elevator and other measures to ensure that the MHS Museum and Cultural Center is in full compliance with the Americans with Disabilities Act. The electrical system we are asking for will allow us to move forward with these projects.

**WE HAVE RECENTLY ACCOMPLISHED :**

Archive room near completion. We have been able to secure 4 computers, printers, and a large format digital printer. We've purchased, Past Perfect, the leader in Museum software, which manages the archiving and digitization as well as membership and financial accounting, system of digitization. We have updated our website to allow for online payment, tripling our membership income. We have installed dry wall on the interior walls, secured a large historic safe and secured it within the building, we have installed security cameras to protect the grounds, building and collection.

Roof & Cupola & restoration of eye window (MHS) – The roof was completely replaced last spring and replaced with a new one matching the original as closely as possible, taking into account longevity and maintenance considerations. The beautiful cupola has been restored and wrapped in copper, along with the eyebrow window.

Heating, Air Conditioning & Humidity Control (2013 CPA, MHS) We have installed a new boiler. We will apply for a grant from the Bruce J. Anderson Foundation for the air conditioning. We hope to hear from them in June.

Insulation/Interior Walls – The Blynman had no insulation. We removed heavily water damaged interior wall surfaces down to studs. After cleaning the area, most efficient closed cell isonene spray foam insulation was installed. New sheetrock has been installed, plaster and painted.

Plumbing – The elementary school "boy's room" and "girls room" have been gutted and all debris has been removed. The plumbing has been removed/capped. We plan to replace them with a single unisex and handicapped accessible, water efficient restroom. Additional plumbing needs include the removal of a leaking water fountain, and a new energy efficient water heater.

We have secured a painter for the exterior of the building and plan on asking for paint donations from local businesses.

## WE NEED TO UPDATE

Electrical (CPA and MHS) – The building requires a complete rewiring including outlets, switches and lighting. The existing electrical panel is outdated, unsafe and inefficient. The system is not powerful enough to run the elevator needed to comply with ADA. The MHS Museum and Cultural Center will require new lighting; the current fluorescent lighting has been in place for over 40 years. This type of lighting is both inefficient and harmful to paper and photographs. We will work closely with our architectural firm to install "collection- friendly" lighting. The building will also require proper outside lighting for safety and security. Our licensed inspector found there were no GFCI outlets, and there were many damaged outlets and exposed wiring and improper grounding.

Flooring - We are happy to announce we discovered the original hardwood floors are intact under the linoleum tile currently overlaid on the floor of the "first grade"/museum room. We will remove the linoleum tiles and refinish the original hardwood floors. This will need to be completed in phase two, before we move the museum collection into the building.

As you can see, the first phase is well under way and on budget. The final product of this phase will meet all of the direct goals of the CPA.

MULTI YEAR FUNDING - We plan the complete restoration of the museum room and office to be completed before spring of 2023. We expect the complete restoration of the Blynman Schoolhouse to take about 6 more years. We are in the process of developing a plan of action with achievable goals for each year. Each year's goals and plans have funding and budgets for same.

The MHS believes multi-year funding from the CPA leveraged by the existing account, public funding, fundraising, and applications to other grants including a slew of new opportunities unearthed in our meeting with the Gloucester Historic Commission. We are partnering with Cape Ann Savings Bank and met with them last month, we have approached Bank Gloucester for funding, and are also working with the Institute for Savings.

and others can save this threatened historic property. We have a grants coordinator and committee to research and assist with writing grants to meet our goals. To offset additional costs, we plan to partner with local businesses and members and friends of the Magnolia Historical Society. City officials and members of the community can attest that members and friends of the Magnolia Historical Society are passionately dedicated to preserving, protecting and enhancing the essential character of Magnolia and are particularly interested in the Blynman School.

PROJECT TIMELINE (SEE ENCLOSED PROJECT SCHEDULE FORM)

FEASIBILITY:

This project is feasible as we have taken and/or understand the processes and steps required for completion. We have phased the restoration plans and are ready, willing and able to carry out those plans. Additionally, we have partnered with appropriate resources to evaluate all needs and requirements of each phase.

Further actions for this project will be completing the three phases outlined. The MHS, in partnership with our architectural firm, legal representation, licensed contractors and in close contact with the City throughout all phases of restoration, will acquire all necessary permits required for building, occupancy and use, as required by Massachusetts law and the laws and bylaws governing the City of Gloucester.

Wide neighborhood support, including abutters, ensures no conflict with neighbors, we are not asking for any variances in terms of height or building footprint change. We already have our special permit to operate a museum.

#### EXPLAIN YOUR ABILITY TO CARRY OUT THE PROJECT:

Over the years, our dedicated volunteers and friends have proved their ability to carry out a project with utmost perfection: the Magnolia Veterans Memorial being one of many ventures we have successfully completed. The MHS consists of an intelligent and cohesive Board. We have formed an MHS Building Committee to oversee and manage this project. We have many professional persons willing and able to donate their expertise, including an architectural firm, a marketing and PR professional, and an attorney. We have partnered with many local, qualified businesses that specialize in electrical, plumbing and building systems. The MHS Board and the Building Committee are busy perfecting plans and budgets; our schedule includes a timeline and a reasonable, achievable set of goals for each phase. This CPA grant will enable us to successfully execute this project on a financial basis. As a Board we will be able to carry out and execute this project on a logistics basis. Community support for this project has been overwhelming.

We truly thank you for your time and consideration of our mission. It is our pleasure to display the sign stating the Community Preservation Act was used to help restore this historical building in the City of Gloucester. We strive towards being a model project.

Respectfully submitted,

Lisa Ramos President, Magnolia Historical Society 46 Magnolia Avenue • Post Office Box 5551 • Magnolia, MA 01930

“Never doubt that a small group of thoughtful committed citizens can change the world; indeed, it's the only thing that ever has.” - Margaret Mead

