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GLOUCESTER CITY COUNCIL

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**CITY COUNCIL STANDING COMMITTEE
Special Budget & Finance Committee Meeting**

Thursday, September 29, 2011 – **1:30 p.m.**
1st Fl. Council Conference Rm. – City Hall

AGENDA

(Items May be taken out of order at the discretion of the Committee)

1. Recommendations from the Community Preservation Committee:

REVIEW OF HISTORIC PRESERVATION APPLICATIONS FOR FY11 ROUND 2 APPROPRIATIONS

A) Cape Ann Museum	White Ellery House (1710) Window Restoration	\$25,000
B) Gloucester Adventure	Save the Adventure	\$25,000
C) Phyllis A. Marine Association	Phyllis A. Mast & Hull Restoration	\$20,000
D) Glou. Committee For the Arts	WPA Murals Restoration Project	\$15,000
E) Magnolia Historical Society	Magnolia Historical Society Archival Preservation	\$10,000
F) Sargent House Museum	Sargent House Museum Fence Replacement Proj.	\$15,000
G) Sawyer Free Library	Sawyer Free Library Landscaping Project	\$75,000

COMMITTEE

**Councilor Steven Curcuru, Chair
Councilor Paul McGeary, Vice Chair
Councilor Jacqueline Hardy**

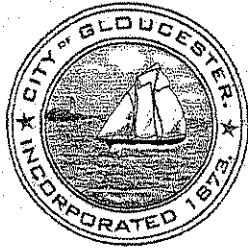
Committee members – Please bring relevant documentation

Back-up and Supporting Documentation all on file at the City Clerk's Office, City Hall

CC: Mayor Carolyn Kirk
Jim Duggan
Kenny Costa
Jeffrey Towne
Sarah Garcia
Deborah Laurie
J.J. Bell

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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Gloucester, MA 01930



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CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Mayor Carolyn Kirk
FROM: Sarah Garcia, Community Development Director
CC: Deborah Laurie, CPC Senior Project Manager
RE: Recommendations from the Community Preservation Committee
DATE: August 29, 2011

The Community Preservation Committee has received, reviewed and made recommendations on the second round of project applications for the Community Preservation Act funding.

Please find attached the Committee's submission of recommended projects for your review, and for forwarding to the City Council for their review and appropriation.

Thank you.

**GLOUCESTER COMMUNITY PRESERVATION COMMITTEE
RECOMMENDATIONS FOR FY11, ROUND 2 APPROPRIATION**

The Community Preservation Fund Balance available for round 2 funding is \$434,794.64. The Gloucester Community Preservation Committee recommends that City Council appropriate \$406,453 from the Community Preservation Fund for the projects hereinafter described.

All recommended projects are subject to the terms and conditions imposed by the Community Preservation Committee. The following conditions are common to all recommended projects:

1. Projects financed with Community Preservation Act funds must comply with all applicable State and municipal requirements. Funds are administered and disbursed by the City of Gloucester.
2. Project oversight, monitoring, and financial control are the responsibility of the Community Preservation Committee or its designee.
3. The Community Preservation Committee will require quarterly project status updates from Community Preservation Act Fund recipients. Additionally, recipients shall also provide an interim report at the 50% Completion Stage along with budget documentation.
4. All projects will be required to state *"This project received funding assistance from the citizens of Gloucester through the Community Preservation Act"* in their promotional material and, where appropriate, on exterior signage.

Attached are:

1. Summary of Community Preservation Committee Recommendations
2. Project Summaries for each Recommendation
3. Criteria for Project Evaluation adopted and published by the Community Preservation Committee

Applications for all projects are available for review in the Office of Planning and Development.

Submitted by: Community Preservation Committee

J.J. Bell, Co-Chair and At-Large
Bill Dugan, Housing Authority
Karen Gallagher, Planning Board
Dan Morris, Open Space and Recreation
Scott Smith, At-large

Sandy Dahl-Ronan, Co-Chair and At-Large
John Feener, Conservation Commission
Tom OKeefe, Historic Commission
Stacy Randell, At-large

Summary of Community Preservation Committee Recommendations

Project No.	Applicant	Project Title	Category	Recommended Amount
1	Gloucester Housing Authority	Sheedy Park Roof Replacement	Community Housing	\$86,453
2	Cape Ann Museum	White Ellery House (1710) Window Restoration	Historic Preservation	\$25,000
3	Gloucester Adventure	Save the Adventure	Historic Preservation	\$25,000
4	Phyllis A. Marine Association	Phyllis A. Mast and Hull Restoration	Historic Preservation	\$20,000
5	Gloucester Committee for the Arts	WPA Murals Restoration Project	Historic Preservation	\$15,000
6	Magnolia Historical Society	Magnolia Historical Society Archival Preservation	Historic Preservation	\$10,000
7	Sargent House Museum	Sargent House Museum Fence Replacement Project	Historic Preservation	\$15,000
8	Sawyer Free Library	Sawyer Free Library Landscaping Project	Historic Preservation	\$75,000
9	City of Gloucester Community Development Department	Little River Stream Habitat and Restoration Project	Open Space	\$15,000
10	Essex County Greenbelt Association	Tompson Street Reservation Gateway	Open Space	\$120,000
			TOTAL	\$406,453

PROJECT NO. 1
SHEEDY BUILDING ROOF REPLACEMENT
Project Sponsor: Gloucester Housing Authority

The Community Preservation Committee recommends the appropriation of \$86,453 to the Gloucester Housing Authority toward the Sheedy Building roof replacement in order to preserve community housing.

The Community Preservation Act spending purpose is to support community housing.

Project Summary

The existing 14,751 square foot roof is over 30 years old, has seriously deteriorated and has caused the GHA to shutter units due to excessive leaks. Additional units in the 81 unit elderly housing development will need to be shuttered if roof is not replaced in the immediate future.

The total roof replacement cost is \$282,607. CPA funds will be used in conjunction with an anticipated \$196,154.00 State Formula Funding grant to fund the projected construction costs. Design work is scheduled to begin this summer and construction would be completed during spring of 2012. This time sensitive project would assist in the support and preservation of an existing 81 unit elderly housing development that is permanently affordable to households below 80% of area median income.

PROJECT NO. 2
WHITE-ELLERY HOUSE (1710) WINDOW RESTORATION PROJECT
Project Sponsor: Cape Ann Museum

The Community Preservation Committee recommends the appropriation of \$25,000 to the Cape Ann Museum for the leaded glass window replacement at the 1710 Ellery House in order to restore an historic resource.

The Community Preservation Act spending purpose for this appropriation is to restore historic resources.

Project Summary

In the past three years the Cape Ann Museum has made substantial progress in restoring and stabilizing the White-Ellery House (1710). Work successfully accomplished as of date includes stabilization of roof and clapboard siding; restoration of the original plaster covered cornice on the front façade; improvements to the storm water drainage system at the rear of the house; and re-wiring of electrical service. Work is currently in progress installing a fire detection/warning system and a burglary system.

The Cape Ann Museum now needs to replace 28 failing casement windows with historically appropriate leaded glass sashes, the total project costs being \$80,000. Also, planned will be a leaded glass light over the front door which was removed sometime during the second half of the 19th century. Period appropriate hardware will be installed on all windows.

The White-Ellery House is listed on the National Register of Historic Sites. The Cape Ann Museum has entered into a preservation restriction with the Massachusetts Historic Commission, assuring that the property will be kept intact in perpetually.

PROJECT NO. 3
SAVE THE ADVENTURE
Project Sponsor: The Gloucester Adventure, Inc.

The Community Preservation Committee recommends the appropriation of \$25,000 to the Gloucester Adventure toward the purchase and installation of five (5) spars in order to restore an historic resource.

The Community Preservation Act spending purpose for this appropriation is to restore historic resources.

Project Summary

The funds would go toward the purchase and installation of five (5) spars of the eight spars and required hardware needed to sail the Schooner Adventure, a National Historic Landmark. These spars will be laminated for increased structural strength. A complete suit of sails for the Schooner Adventure have been funded and the cloth purchased and is waiting USGC approved stability assessment for the sail maker to complete the manufacture of the sails. With the installation of the eight spars, the total cost of which is \$135,600, and soon after the sails, Schooner Adventure is steps closer to completion and sailing as the Flagship of the City of Gloucester.

PROJECT NO. 4
PHYLLIS A. HULL AND MAST RESTORATION
Project Sponsor: The Phyllis A. Marine Association

The Community Preservation Committee recommends the appropriation of \$20,000 to the Phyllis A. Marine Association toward the hull and mast restoration in order to restore an historic resource.

The Community Preservation Act spending purpose for this appropriation is to restore historic resources.

Project Summary

The Phyllis A. is a 60' gill net fishing vessel built in 1925 by Captain Albert Arnold. Captain Arnold was the leader of a group of fishermen from the Great Lakes who brought the gill net fishing industry to the Atlantic East Coast in 1910, starting an industry which is still in use today. The vessel was fished by the Arnold family until the year 2000.

The telling of the *Phyllis A.*'s story is the telling of Gloucester's story. The vessel represents a way of life found in this city during the 1900's: men who put their life on the line to earn a day's pay and support the shore-side fisheries related industries and the family that surrounded them.

The benefits of restoring the *Phyllis A.* to the City of Gloucester are three-fold. First, as an important historical vessel, she is a representative of Gloucester's quickly receding waterfront culture. Secondly, she will be an educational tool of instruction about the gillnet fisheries in particular and the fishery community and its history in general. Thirdly, the *Phyllis A.* is a tourist attraction compatible with the historic harbor – one already beloved by local and visiting artists.

The project consists of a haul out to rehabilitate and preserve the vessel's hull and restore the main mast and associated rigging to its original configuration. The total cost of the vessel haul out, restoration, and new mast will be \$30,115.00.

PROJECT NO. 5
WPA MURALS RESTORATION PROJECT
Project Sponsor: Gloucester Committee for the Arts

The Community Preservation Committee recommends the appropriation of \$15,000 to the Gloucester Committee for the Arts toward the restoration of the WPA murals in the first floor common areas of City Hall in order to preserve an historic resource.

The Community Preservation Act spending purpose for this appropriation is to restore historic resources.

Project Summary

The Gloucester Committee for the Arts would like to begin restoration work on City Hall's Works Progress Administration (WPA) murals. The proposed restoration work was recommended in a condition report, which was funded by a grant from the National Endowment for the Humanities and completed by a professional conservator. Gloucester's WPA murals are historically and culturally significant national treasures and are vital examples of Gloucester's cultural heritage. The murals showcase local artists from the 1930's and depict the founding of Gloucester, the role of the arts and civic institutions in society, and Gloucester's fishing industry. The restoration work will increase public awareness and appreciation of the murals and ensure that these important art works will be available for future generations. Restoration would begin in January 2012 on six murals by Charles Allen Winter which are in most need of restoration and are some of the most valuable in Gloucester's collection. The total cost for the restoration of these six murals is \$42,000.

PROJECT NO. 6
MAGNOLIA HISTORICAL SOCIETY ARCHIVAL PRESERVATION
Project Sponsor: Magnolia Historical Society

The Community Preservation Committee recommends the appropriation of \$10,000 to the Magnolia Historical Society toward the digitization of their archives in order to preserve an historic resource.

The Community Preservation Act spending purpose for this appropriation is to restore historic resources.

Project Summary

The Magnolia Historical Society manages the art, artifacts and information housed within the Fran Hines Historical Museum located in the Community Center known as the Magnolia Library Center. The Museum holds a large collection of Magnolia's most precious historical items and information that cannot be found elsewhere or replaced. In order to competently index, file, preserve and make readily available all of the information the Historical Society would like to organize, digitize, promote and grant easy access to their collection of history while simultaneously protecting those resources.

In order to accomplish this goal, an "all-in-one" printer, scanner, copier and materials needs to be purchased. This will accomplish their goals in protecting originals from decomposing further and having these important artifacts preserved forever.

PROJECT NO. 7
SARGENT HOUSE MUSEUM FENCE REPLACEMENT PROJECT
Project Sponsor: Sargent Murray Gilman Hough House Association

The Community Preservation Committee recommends the appropriation of \$15,000 to the Sargent House Museum toward the restoration of their Main Street fence in order to restore an historic resource.

The Community Preservation Act spending purpose for this appropriation is to restore historic resources.

Project Summary

Built as a high-style Georgian house in 1782, part of the Gloucester Historic District, and on the National Register, the Sargent House Museum proposes to replace the cast-iron fence that fronts on Main Street as well as stabilize the underlying wall, the total cost of which is \$35,500. This fence, with its peeling black and white paint, is rusted beyond repair. As such, it is a major eyesore in the heart of Gloucester's commercial district. The Museum intends to replace with it with a wooden one, in keeping with the historical fabric of the original fence in that location and to expand the public use of open green space in the West End where there is none.

Public outreach is an important goal of the Museum. To attract not only tourist, but residents also the Museum is involved many events such as the Middle Street walk around the holidays which attracts over 250 people, they provide news blasts to more than 1000 residents, advertise all programs on various websites, the Chamber and local outlets, host free events, develop programs for middle aged school students, allow access to their Garden on Main Street for artists, residents and tourists to enjoy and much more. Along with the new fence will be a sign which welcomes the public to enjoy the grounds of the Sargent House Museum overlooking the West End of Main Street.

PROJECT NO. 8
THE SAWYER FREE LIBRARY LANDSCAPING PROJECT
Project Sponsor: Sawyer Free Library

The Community Preservation Committee recommends the appropriation of \$75,000 to the Sawyer Free Library toward ADA code compliant accessibility improvements on the exterior of the library complex, which includes the 1764 Saunders House, in order to rehabilitate an historic resource.

The Community Preservation Act spending purpose for this appropriation is to rehabilitate historic resources.

Project Summary

Over 150,000 people visit the Sawyer Free library annually for library services, programs, events, and public meetings. The heavily trafficked access to the library via the front and side lawn has resulted in breakdown of walkways and weather-related erosion that has rendered much of the area unsound, unstable and distressed in its appearance.

In a plan to address these issues, the Library is undertaking a project that will enable the Sawyer Free Library to stabilize and repair the aforementioned exterior areas. Rehabilitation will include stroller and handicap accessible graded walkways, the addition of a 50 foot ADA compliant access ramp, and stabilization of pedestrian access points to restore and/or meet current ADA standards. The project, the total cost of which is \$250,000, also includes attractive landscaping and an outdoor amphitheatre, for programs such as the reading of stories to children. The finished project will result in a safe, well lit and aesthetically appealing walkways providing access to the Library, City Hall and adjacent senior housing.

PROJECT NO. 9
LITTLE RIVER STREAM HABITAT AND RESTORATION PROJECT
Project Sponsor: City of Gloucester Community Development

The Community Preservation Committee recommends the appropriation of \$15,000 to the City of Gloucester Community Development toward legal work and conservation easement in connection with the protection of the wildlife habitat for the little River in West Gloucester in order to preserve open space.

The Community Preservation Act spending purpose for this appropriation is to preserve and protect open space.

Project Summary

The Community Development and Shellfish Department staff has been working with the Department of Environmental Restoration on this stream habitat restoration project for the better part of ten years. The project is located between the city water treatment plant and Wellspring House on Essex Avenue. The project is fully designed and substantial permitting has been completed, as a state priority stream restoration project. Certain elements of the design would be conducted on Wellspring property and require the reworking and purchase of an expanded easement to ensure project success in the long-term. The stream/floodplain restoration project within the easement is also an open space/rehabilitation/restoration eligible activity. This CPA request would provide match to several grant programs, which would provide the balance of project funding. The total project budget is \$270,000.

PROJECT NO. 10
TOMPSON STREET RESERVATION GATEWAY
Project Sponsor: Essex County Greenbelt Association

The Community Preservation Committee recommends the appropriation of \$120,000 to the Essex County Greenbelt Association toward their purchase of the 6.75 acres Tompson Street Gateway site in West Gloucester in order to preserve open space, upon the condition that the Essex County Greenbelt Association conveys a conservation restriction to the City of Gloucester or its designee.

The Community Preservation Act spending purpose for this appropriation is to preserve open space.

Project Summary

The proposed project would preserve 6.75 acres of land on Bray Street that directly abuts Greenbelt's 300-acre Tompson Street Reservation, a well-used property in West Gloucester with over 5 miles of trails. The acquisition of this parcel will enhance the Tompson Street Reservation by improving access and an expanding the trail network. A public parking area, kiosk and trail head, as well as appropriate signage indicating public accessibility, would be created on the Bray Street property. A time sensitive project, The Tompson Street Gateway is under threat of development, being currently owned by a local developer and having been approved as part of a larger, 4-lot approval-not- required (ANR) subdivision. Preservation of this parcel protects wildlife habitat indicated as supporting core habitat on the Massachusetts Biomap MassGis data layer and water resources that would be detrimentally impacted by development. Essex County Greenbelt has the property under agreement through the end of 2011, at a price of \$220,000, the total project cost being \$241,250.

Community Housing Evaluation Criteria

1	Contribute to the goal of 10% affordability as defined by chapter 40B of the Massachusetts General Laws	
2	Promote a socioeconomic environment that encourages a diversity of incomes	
3	Provide housing that is harmonious in design and scale with the surrounding community	
4	Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units pursuant to chapter 40B	
5	Ensure long-term affordability	
6	Address the needs of range of qualified household, including very low, low, and low-to-moderate income families and individuals	
7	Provide affordable rental and affordable ownership opportunities	
8	Promote use of existing buildings or construction on previously-developed or city-owned sites	

Public Recreation Evaluation Criteria

1	Addresses a need or objective identified in a City plan	
2	Serves a significant number of residents	
3	Preserves and expands the range of recreational opportunities available to city residents of all ages and abilities, including those at-risk of obesity as identified through the Get Fit Gloucester! Community Action Plan	
4	Promotes recreational activities	
5	Maximizes the utility of land already owned by city	
6	Promotes the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities	
7	Preserves and enhances the natural habitat functions and values of open space for wildlife	