

**COMMUNITY PRESERVATION COMMITTEE
PUBLIC MEETING
MINUTES**

ROUND 5 – 2014 PROJECT PRESENTATIONS

Wednesday, April 16, 2014, 6:00 PM
Rose Baker Senior Center
6 Manuel Lewis Street, Gloucester, MA

Present: CPC members: Sandy Dahl Ronan, J.J. Bell, Co Chairs; Charles Crowley, John Feener, Scott Smith and David Rhineland

Absent: Bill Dugan, Joseph Orlando and Stacy Randell

Also present: Debbie Laurie, Senior Project Manager

INTRODUCTION:

Sandy Dahl Ronan gave a brief overview of the CPA process. The eight (8) projects that would be heard at tonight's hearing were in the historic preservation category. She also mentioned that no one applied for the affordable housing category and would encourage applications in the future.

She stated that a CPA Reception is going to be held on April 30th, at the Maritime Heritage Center, 23 Harbor Loop. All CPA recipients are invited and she extended the invitation to the pending applications for Round 5. This is an evening of celebration of those projects that have received funding, to share enthusiasm and ideas with one another and to acknowledge what CPA funding can do for the community.

She told the audience that the CPC has received 17 applications with a total request of funding for \$1.6M dollars. The Committee however, only has about a third of that amount to award. All are fabulous, worthwhile projects and the Committee will have some difficult decisions ahead of them.

The presentations were as follows:

**City Hall Restoration Committee – City hall Restoration, Repairs of City Hall Masonry
CPA request - \$400,000**

Steve Dexter and Jan Bell of the City Hall Restoration Committee spoke for the project.

He gave a brief history of the City Hall Restoration Committee and that it was adopted in 2004. He acknowledged that the CPA funding that has been received already for the project is significant and assisted in the Commission partially meeting their mission of the outside restoration of City Hall. The \$400K request is for the remaining masonry work; repoint the bricks and sandstone. The work that has been completed so far has been the towers, the four ventilators, steeple and most of the windows. The commission has raised over \$200K in private donations for the project.

Mary McCarl spoke about the archive issues regarding City Hall; the visitor's area floods and they are very concerned about climate control. The City Hall vault is one of the oldest in the country and the records that it stores.

Jan Bell noted that City Hall is the "crown jewel" of the city and the building needs to be saved. The Commission has applied for a Mass Cultural Grant in the amount of \$150K; in 2008 they requested the CPA for

funding in the amount of 3.6M, but was awarded \$2.6M. This remaining work that needs to be completed is estimated at approximately \$821K. The commission will keep working on the building issues.

Jim Hafey, City's Property Manager, spoke in favor of the project.

Also a member of the audience said that City Hall needs to be protected and the job needs to be completed as planned. Very worthwhile project. Also, a neighbor supports the project.

Also, see attached Letter of Support from Tom Daniel, CD Director

No one spoke against the project.

Questions by CPA members:

Charles Crowley, member of the CPA, questioned the application in regards to the archival issues. He would like to see a breakdown of costs associated with these issues. J.J. Bell explained the window funding. David Rhinelander explained that by sealing the envelope of the building will assist in the drying out and protection of the archives.

**Magnolia Historic Society (MHS) –Magnolia Historical Museum at Blynman Schoolhouse restoration
CPA Request - \$108,000**

Lisa Ramos, President of the Society gave the presentation for the above project.

She gave a brief history of the overall project; Last January the MHS purchased the Blynman Schoolhouse. The building was originally built in 1892. She is an old time beauty and is being lovingly restored by the Society to be used eventually as a museum and other events. A ton of work has been done to date and the CPA award of last round contributed to the HVAC system being installed.

This round the MHS is seeking funds for the electrical work which would include electrical service into the building, emergency lighting, room lighting, fire alarm system and radio box from fire department. This estimated cost is approximately, \$105K.

The overall goal of the Museum is to utilize the front space as the museum and the back room for Art Shows, functions, etc.

No one spoke in favor or against project.

Questions by CPC members:

The first question that was asked was whether or not the electrical work could be done in phases; not really Lisa responded. She also mentioned that the Society is always holding events to raise funding. They just had a scrap metal drive, but the MHS has little funds to contribute. Most of their contribution is in kind labor.

Charlie Crowley made the comment that the Society's general fund raising has only contributed approximately 25% of the overall renovations done to date; at some point the Society is going to need to do something on their own. Lisa recapped the Society's fund raising efforts and the other CPA awards to the MHS. She mentioned that most of their work on the schoolhouse has been volunteers.

Sandy questioned whether or not there is an overlap from the MHS schoolhouse project and the Magnolia Community Center in terms of use and services. Lisa explained that the Society's goals is to have the MHS Blynman Schoolhouse to be utilized as their museum in the front of the building and the rear schoolroom will be utilized for art shows, lectures, etc. They are really two separate organizations and what they do and provide for

the community. The museum is not going to rent space for a baby showers or a basketball game as the Community Center would.

**Gloucester Historical Commission – Citywide National Register Nominations
CPA Request - \$30,000**

Mr. Jeff Crawford, Board Member of the Commission spoke for the project. He stated that the National Register of Historic Places is the nation's official list of historic places worthy of preservation. It recognizes properties that are significant on the local, state and national levels. Also inclusion in the National Register comes with financial incentives for preservation, notably federal and state investment tax credits for rehabilitation work, and grants that are available for the MHC.

In a city with an estimated 12,000 buildings, Gloucester presently has only two districts listed in the National Register: the Central Gloucester Historic district (encompassing Middle, Pine and Pleasant Streets, and the west end of Main Street) and the East Gloucester Square Historic District (along East Main Street). Adding the three proposed districts would provide well deserved honor and greater protection to several large, prominent, and important parts of the city.

Drafts of district nominations for Rocky Neck and Annisquam were professionally prepared years ago, but remain incomplete and inactive. Both of these areas are associated with Gloucester's maritime history, summer resorts, and artist's communities. Duncan's Point was part of a waterfront expansion that was documented and proposed for the Central Gloucester district in the mid-1990s, but was not pursued. It represents a still-vital part of Gloucester's maritime industry.

In closing Mr. Crawford explained that listing in the National Register would strongly support the recent cultural district designations for Rocky Neck and Harbortown, compliment the new Harbor Walk and encourage sustainable waterfront development (see attached).

No one spoke in favor or against project.

CPA Committee Questions:

Is East Gloucester Square finished? David Rhinelander responded that Wendy Frontiero, consultant had prepared all the paperwork for that district, but it doesn't make it a strict local district like the Downtown one.

Can this be done in phases? Yes, it probably could be done in phases by each district, but they would have to confirm with consultant. As you know, the Commission is City entity and has no funding available to them. Also, noted that if these districts existed, it would assist in receiving state and federal funds for improvements, but not privately owned properties.

**Cape Ann Historical Association (CA Museum) – Design and Installation of Vertical Platform Lift
CPA Request - \$20,000**

Martha Oaks, Curator of the Museum gave an overview of the project. The museum is proposing to install a vertical lift to their auditorium stage. They are currently under major renovations for the museum and would like to provide the stage area with the appropriate ADA access. The total cost of the project is \$40,000 and the Museum is looking for \$20,000 from the CPA Committee. They can't install a ramp due to the constraints of the room size; the auditorium holds 180 people and many events such as lectures, award ceremonies, etc. at no cost. The renovation to the auditorium is state of the art including, audio visual improvements, improved seating etc. The installation of a lift will be the finishing touch on the overall project renovations of the museum. The project is scheduled to start construction late this year and be completed by this time next year.

No one spoke for or against project.

CPA Committee Questions:

The questioned was asked if the stage area was used much. Yes, the museum has many performances over the year that includes concerts, lectures, etc. The total budget is \$40,000 and again the Museum is looking for half of that wanting to make the stage accessible.

**Historic New England/Beauport – Electrical Rehabilitation at Beauport, the Sleeper-McCann House
CPA Request - \$25,000**

Jodi Black and Pilar Garro, Site Manager, gave a presentation of the project. Ms. Black gave a brief history of the Beauport Museum. Historic New England acquired the property in 1942 and has since been opened to the public. It has undergone 1.2M of renovations utilizing state and federal funding. The museum received an award from the CPA in 2010 to renovate 29 windows in the museum, along with landscaping improvements and a roof repairs.

The museum is now concentrating on some of their electrical issues. Many of their outlets are not working, old knob and tubing exists throughout the museum and the fire alarm needs to be updated. In 1983 an electrical update plan was completed. Some electrical has been addressed over the years, however, many issues still exist. There are glaring safety issues and code issues that need to be addressed.

The museum is open M-F and will be opening also on Saturdays. They serve over 6200 visitors per season and they will be offering two times more programs. The museum is free to Gloucester residents. They would like to address safety issues as they invite more visitors in.

Mary McCarl spoke in favor of the museum, noting that the Museum is a National Landmark.

No one spoke against the project.

CPA Committee Questions:

Charlie asked if the costs could be separated out between the electrical and fire alarm costs if needed. Yes, if needed they could do in phases.

**Magnolia Point Cemetery Committee – Save the Historic Magnolia Point Cemetery
CPA Request - \$60,000**

Lisa Ramos of the MHS gave the presentation in Ms. Asaro's absence.

Ms. Ramos noted that the MHS adopted the cemetery in 2005 and the Cemetery Committee maintains the cemetery. She showed a map indicting the extended cemetery land that is at the back of the cemetery. The committee cleared out the overgrown vegetation and plan to sell additional plots.

They are asking for CPA funds to repair or replace the fencing along the front of the cemetery entrance on Magnolia Avenue, masonry work for the stone wall and repair the vault. Also, there are some pine trees and dead trees that need to be removed which threaten the vault and the cemetery stones. Ms. Ramos gave a brief history of the famous people who are buried at the cemetery; Fuller, Lexington and Benjamin Adams to name a few.

No one spoke for or against project.

CPA Committee Questions:

With limited funding, what would the priorities be for the cemetery? Lisa responded that the most important would be to repair/replace the fencing and install balusters.

The committee would like to see at least three bids for the work. They questioned why the city doesn't do more.

Lisa expressed that the Committee is a dedicated group of volunteers that have been committed in taking care and preserving the Magnolia Point Cemetery, since its adoption in 2005. It is very frustrating that the city does nothing to maintain the cemetery except empty the barrel and turn the water on in the spring.

Holy Family Parish – Building for the Future CPA Request - \$50,000

Joe Parisi, Chair of the Parish's Building Committee presented their project.

He explained that this project relates to the improvements of Saint Ann's Church and gave a brief history of the church explaining that with the immigration of the Irish in 1840's that the Catholic faith grew tremendously and the church was built in 1876. The church was built of Rockport granite and wood framed. They would like to provide an accessible elevator for their elderly members and the general public. In the design stages for the elevator it was discovered that the Church has serious structural issues that need to be addressed to preserve the structure.

Most of the funding comes from the parishioners, but they are seeking \$50,000 from the CPA to protect and preserve the Church.

No one spoke in favor or against the project.

CPA Committee Questions:

J.J. Bell mentioned to Mr. Parisi that the Church would most likely be required to have a historic preservation restriction placed on the property. Would this be something that the Church could do?

Mr. Parisi didn't think it would be an issue; they Archdiocese who owns the property have many attorneys' that could look at this issue and address. It would have to be looked into. Also he mentioned that Saint Ann's Church is the largest Catholic Church in the city and holds over 1000 people; he feels that the church will not be closed with the merging of catholic churches in the city.

He was asked how many parishioners vs the general public utilize the church. Mr. Parisi responded that the church is always open to the public; one third of Gloucester's population are catholic and there are many events, like meals, food donations, bingo and the thrift shop which service the general population.

Oak Grove Cemetery – Rehabilitation and restoration of the Oak Grove Cemetery CPA Request - \$30,000

Ms. Mary Black, President of the Board gave the presentation of the project.

She began by stating that the Trustees to the Proprietors of Oak Grove Cemetery are seeking funding for the rehabilitation and restoration of the cemetery as part of the Historic Preservation and Rehabilitation category of the Community Preservation Act. The goals of this project are to improve the main entrance to the cemetery off of Washington Street. This includes:

1. Completing a conditions report for the Bradford Chapel which is underway with the professional assistance of William Finch of Finch & Rose Preservation and Design consultants;
2. Conduct on site survey mapping of the land to improve cemetery records and make the site more easily navigable to the public;

3. Improve the signage at the entrance with updated information, including the new map which will have a compass rose and clear helping guides to find significant people buried with the 11 acres. The signs will also include information about the historical importance of this nationally recognized place.

The Proprietors of the cemetery believe this project will contribute to improving one of the last, large areas of open space in downtown Gloucester. It is a safe and scenic thruway connecting Maplewood Ave to Washington Street with adding beauty to the neighborhood and serves as one of the first historically and culturally significant locations in Gloucester.

Ms. Black gave a brief history of the cemetery and how it was established. It covers 11 acres and is governed by a voluntary board of trustees. The cornerstone of the cemetery is the Bradford Chapel. The Chapel, a Romanesque memorial of Cape Ann granite, was erected by provision of the will of businessman George R. Bradford of Middle Street. It was designed by Ezra Phillips of Gloucester and erected in 1903 – 04 by the Pigeon Hill Granite Company of Rockport. It is a beautiful structure with its stained glass windows, slate roof and other architectural details.

The Proprietors are seeking funds for this multi-phase historic preservation and rehabilitation project which will take place over the next five years.

In addition to the chapel assessment, they are going to hire Topographix to conduct the survey mapping; the third phase will incorporate a landscape architectural firm to re-grade and re-design existing avenues and paths keeping with the historical architectural plans. Fourth phase will include the stabilization and restoration of the Bradford Chapel and will be completed with the installation of a surveillance system which will improve public safety, protect the assets and preserve the integrity of the restoration efforts.

In closing Ms. Black expressed that the preservation of this project will be assured through the efforts of the cemetery's voluntary board in partnership with not only the families of those buried there, but also with community organizations that recognize the importance of this historic place.

No one spoke in favor or against the project.

CPA Committee Questions:

Mr. Rhinelander asked if the cemetery was closed to purchase burial lots. Ms. Black said it is full for caskets, but not cremations.

A question was asked about the organizations assets. There is an endowment of approximately, \$400K and is utilized to maintain and achieve some to the goals outlined in the application. However, the Trustees do not want to dip into the principle to ensure the funds are there forever to ensure the care of the cemetery.

Ms. Black was asked what would be the cemetery's priorities; priorities would be the survey and mapping of the cemetery which was estimated at \$24,850. They don't want to encroach on grave sites, so this would be their priority. They believe this will include digitization of the survey.

Public Hearing closed at 8:15 PM.

Respectfully submitted by
Deborah Laurie
CPA Senior Project Manager

City Hall Annex
Three Pond Road
Gloucester, MA 01930



Tel 978 281-9781
Fax 978 281-9779
tdaniel@gloucester-ma.gov

CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT

April 16, 2014

Community Preservation Committee
c/o J.J. Bell and Sandy Dahl-Ronan, Co-Chairs
3 Pond Road
Gloucester, MA 01930

Dear J.J. and Sandy,

I am attending a City Council Planning and Development Committee meeting this evening and am unable to attend the Community Preservation Committee public hearing. I am writing in strong support of the City Hall Restoration Commission's application for Community Preservation Act funding to continue exterior restoration work to City Hall. CPA funding has been critical for the work done to-date. Thank you for all of the past support! Additional CPA funding is essential to getting the next phase of exterior work completed.

During the summer and fall of 2013, the Community Development Department facilitated a series of meetings for a Downtown Work Plan. The process identified a shared community value of having an active and authentic downtown with a mosaic of uses. The Work Plan called for ensuring downtown continues to be an active place filled with people doing positive things.

As you know, City Hall plays an important role downtown. In addition to being the center of city government, City Hall is a cultural icon for the community. It serves as the focal point for the Habortown Cultural District. The building is used by the entire community for a wide range of activities throughout the year, and it serves as a destination for visitors.

There has been widespread support for the restoration work to-date and a strong desire to complete the exterior repairs/restoration. The City has committed \$100,000 from Free Cash to restoration work, and the City Hall Restoration Commission has applied for \$150,000 in grant funding from the Massachusetts Cultural Facilities Fund. Private donations have been made and will continue to be made, but they will not be sufficient to get the work completed.

And the work needs to get completed. The longer it takes, the more damage there is to the building, and the greater the cost.

I know you have many compelling applications to consider, and it is a difficult task to weigh them all. I appreciate the thoughtful consideration and dedication you and the other committee members have demonstrated when reviewing proposals. I wish you the best in your evaluation process and appreciate your consideration of the City Hall Restoration Committee's application.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Tom Daniel". The signature is written in a cursive, slightly slanted style.

Tom Daniel
Community Development Director

cc: Deb Laurie, Senior Project Manager
Maggie Rosa, City Hall Restoration Commission Chair



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

THE NATIONAL REGISTER OF HISTORIC PLACES: EFFECTS AND BENEFITS OF LISTING

The National Register of Historic Places is the nation's official list of historic places worthy of preservation. Listing in the National Register (NR) recognizes historic properties that are significant to our communities, our state, and our nation. The NR is a federal program of the National Park Service, administered in Massachusetts by the Massachusetts Historical Commission (MHC). The NR recognizes unique and irreplaceable historic resources that give a sense of time and place to our downtowns, neighborhoods, village centers, and rural landscapes, and contribute to our communities' character, making Massachusetts a special place.

NR listing is an important preservation planning tool that encourages preservation, but it does not guarantee that listed properties will be preserved. The NR is not a design review program, but it does provide limited protection from state and federal actions, as well as eligibility for certain matching state restoration grants (when available) and certain tax benefits for certified rehabilitation projects.

STATE REGISTER OF HISTORIC PLACES:

Properties listed in the NR are automatically listed in the State Register of Historic Places as well. The State Register is a compendium of properties with historic designations, listed by municipality, and serves as a reference guide, helping to determine whether a state funded, permitted, or licensed project will affect historic properties. The State Register review process helps ensure that listed properties will not inadvertently be harmed by activities supported by state agencies. The State Register is published annually and is available through the Statehouse Bookstore.

EFFECTS OF NR LISTING FOR PRIVATE PROPERTIES:

NR status in itself places no constraints on what owners may do with their property when using private funding, unless state or federal funds, permits, or licensing are used, or when some other regional or local bylaw, ordinance, or policy is in effect. NR listing does not impose additional restrictions to already existing local regulations or ordinances, nor does listing eliminate regulations currently in effect. Please be aware, however, that certain local ordinances, including demolition delay, may reference NR designation as a condition triggering review. NR-listed buildings may qualify for exemptions from some aspects of the State Building Code. Owners of private property listed in the NR have no obligation to open their properties to the public, to restore them, or even to maintain them. Owners can do anything they wish with their private property provided that no federal or state funding, licensing, permitting, or approval is involved. If owners use state or federal funds to alter their property or need state or federal permits, the proposed alteration will be reviewed by MHC staff. The review is triggered by the funding or permitting source, not by the historic designation. Local funding and permitting do not trigger MHC review. Owners may affix plaques to their listed properties, if they choose, but it is not required. MHC does not provide or review plaques. City or town sign ordinances should be consulted.

EFFECTS OF NR LISTING FOR PROPERTIES OWNED BY MUNICIPALITIES AND NONPROFIT ORGANIZATIONS:

All NR properties that are owned by municipalities and nonprofits are eligible to compete for grants from the Massachusetts Preservation Projects Fund (MPPF), a state-funded competitive matching grant program that supports the preservation and maintenance of properties and sites listed in the State Register. These may include buildings, parks, landscapes, cemeteries, sites, objects, and archaeological locations. Eligible projects may include: pre-development projects, such as pre-construction documents or feasibility studies; development projects, for construction activities including stabilization, protection, rehabilitation, and restoration; and acquisition projects, specifically allocated for endangered listed properties.

Municipalities may erect markers identifying National Register historic districts, but this is not required. MHC does not provide or review markers.

EFFECTS OF NR LISTING FOR INCOME-PRODUCING PROPERTIES:

Certain federal tax provisions may apply for NR-listed income-producing properties. The federal tax code contains a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives encourage the preservation and rehabilitation of historic commercial, industrial, and rental residential buildings listed in the NR. The federal tax incentive program has encouraged private investment and rehabilitation of historic properties since 1976 and has been particularly valuable to Massachusetts. This program allows owners of applicable NR buildings to qualify for a 20% Investment Tax Credit, in effect a 20% rebate, based on rehabilitation costs. These credits help pay for the unique costs associated with rehabilitation of historic properties.

The National Park Service certifies the rehabilitation, and the MHC Technical Services staff advises and assists owners during the application and review process. The rehabilitation must be deemed substantial and must meet the U.S. Secretary of the Interior's Standards for Rehabilitation. Applications should be submitted to MHC before rehabilitation work begins in order to receive the most useful advice and best results.

Under the Massachusetts Historic Rehabilitation Tax Credit Program, a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual cap, so there are selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. The MHC certifies the projects and allocates available credits. Properties on the NR, or those eligible for listing, may be eligible to receive the credits. As with the federal program, rehabilitation under the Massachusetts tax credit program must meet the Secretary of the Interior's Standards for Rehabilitation. The state rehabilitation tax credit may be used in tandem with the federal investment tax credit.

The Federal tax code also provides for federal income, estate, and gift tax deductions for charitable contributions of partial interest in historic property, principally easements. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Individuals should consult their legal counsel or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of these provisions.

FURTHER INFORMATION REGARDING ALL THE PROGRAMS MENTIONED ABOVE MAY BE OBTAINED THROUGH MHC'S WEB SITE (WWW.SEC.STATE.MA.US/MHC) OR BY CONTACTING MHC AT 617-727-8470.