

**COMMUNITY PRESERVATION COMMITTEE
PUBLIC MEETING
MINUTES**

2015 PROJECT PRESENTATIONS - ROUND 6

Thursday, May 28, 2015, 6:00 PM

CATOC Meeting Room

3 Pond Road, Gloucester, MA

Present: CPC members: Stacy Randell, Co-Chair; David Rhinelander, Catherine Schlichte and Barbara Silberman and Scott Smith

Absent: Joseph Orlando, Bill Dugan, Co Chair; Charlie Crowley and John Feener

Also present: Debbie Laurie, Senior Project Manager

INTRODUCTION:

Stacy Randell called the public hearing to order and gave a brief overview of the tonight's meeting procedures. She instructed the applicants to keep their presentations to 15 minutes. Speak about the project not your organization as the Committee is familiar with all of them. Stacy spoke about the summary of Gloucester CPA Activities (attached). There have been 78% historic preservation projects; 3% housing, 12% recreational projects and 7% of Open Space. The Committee has formed a sub-committee to work on affordable housing; CPA needs applicants. The City needs affordable housing and the Committee wants to be pro-active. The Committee needs input from the citizens and ideas like abandoned properties, developers etc. If any of you have a "dream" project in the three categories – what would that be?

Iain Kerr, Ocean Alliance asked what the recreational category was. He would like to build new docks at their facility. Would this be feasible? Stacy instructed him to review the requirements; not sure if "new" docks would qualify.

The CPA Committee then introduced themselves as follows: David Rhinelander, Historic Preservation member, Catherine Schlichte, at large, Scott Smith, at large, and Stacy Randall, Co Chair and also at large member.

The Legion presentation was presented first at the request of Mr. Nestor as he had another meeting to attend.

Stacy introduced the project, The American Legion seeking \$173,191 of CPA funding.

Mr. Nestor, Commander of the Legion, Post No. 3, gave a brief overview of the history of the Legion and the project. The Legion building is 115 years old and has been owned by the City of Gloucester for the entire time. It housed the town hall for a brief period. The building is the third oldest American Legion Post in the United States. Congressman and former Colonel A. Piatt Andrew, another veteran of WWI and for whom the bridge over 128 is named, was one of the founders of the National American Legion which he started from Gloucester.

The 115 year old structure is wood framed and the façade of the building has not been painted or repaired for 25 years. This is the first thing you see as you come down to the end of Washington Street. The wind and weather has taken a toll on the building; they replace their flags every 4 – 5 months due to the weather. The Pillars are rotting at the bottom and need minimum repairs and painting. The fascia's are in pretty good condition and will need minor repairs and painting. The major issue is the building has no sprinkler system. The auditorium upstairs is similar to that of City Hall's auditorium which has a stage, balcony and auditorium area. They hold Easter dinners, Thanksgiving and serve over 350 meals.

The Fire Chief has told Mr. Nestor if the building were to catch on fire, that they would just let it burn and protect the surrounding buildings. It would burn too fast for them to do anything to save. This would be a sin to lose such a gem of a building for the city. The Legion does not have much money to do these repairs or install a sprinkler system. Their resources now are going towards bringing the moving wall to Gloucester.

Stacy asked how many veterans live in Gloucester; approximately 3500 and 235 are members of the Legion. She also asked if the members could be involved in the project; can they do some internal funding raising? Mr. Nestor explained that the little funding that they have raised has already been put into rehabbing the lounge area. There are no social members, just the Legionnaires. A capital campaign would need sponsors.

David Rhinelander asked if he has sought money from the city for the painting since it is written in the lease that they are supposed to maintain the outside of the building. The city has installed a new furnace and replaced the roof. The outside would need professional repairs and painting. DPW does not have the resources at this time. David then asked out of the two requests, which would be your priority for funding; Nestor responded that the sprinkler system would be the top priority. His main concern is the safety of citizens utilizing the building; the building would go quickly and there are only 3 egresses for exiting.

David asked how many public events are held at the Legion? Approximately nine events, such as the St. Peter's Fiesta, VA clinics, fundraisers like the Magnolia Pizza fire. Also rented out to private functions.

Stacy introduces the next project which is the Gloucester Unitarian Universalist Church; sprinkler system also.

Mr. Charles Nazarian, Advisor on Architectural Restoration, gave an overview of the project: see attached

Barbara Silberman asked besides the gift from the Dusky Foundation and who are the other two funding sources they are seeking? The Amelia Peabody Foundation is one of the sources and the other would like to remain anonymous at this time.

David Rhinelander asked if the project could be done in phases? Charles indicated that this would not be feasible as they have to take of parts of the building like the clapboards and flooring in order to install the system.

Stacy asked if they could only fund \$50K, could they use it? Absolutely, re-iterated Mr. Nazarian.

Stacy introduced the next project as Ocean Alliance looking for \$80K out of \$160K for rehabilitating buildings A & B.

Mr. Iann Kerr, CEO of Ocean Alliance introduced himself; started out by saying that it hasn't been easy running an Ocean Conservation and Research facility and redoing the building at the same time. They are just now doing \$200 of EPA digging and building assessments with the support of the city. Four building are left and Building E has been completed. Also, the repointing of the chimney and repointing of existing buildings has also been completed with the past assistance of CPA funds. Now the interior space of the buildings A & B need to be rehabbed. Gorton's of Gloucester has agreed to donate the replacement of the windows; Marvin Windows will sell them to Ocean Alliance at a 70% reduction. Leveraging funding is ongoing. They own the site and have no mortgage.

They have an on-going Robotics program; students building and operate their own drones. The lab is temporarily housed in a donated shipping container in the parking lot. The club is opened on Wednesday evenings from 6:30 – 8:30 p.m. Materials for building the drones are donated by applied materials. Approximately 60 kids participate with about 20 attending per class. Building B will be the new home for the Robotics class. The roof is historic and has had it re-certified to keep original structure. Buildings A & B will need about \$315K in repairs and renovation. They have raised \$155k and still need approximately \$160K. Overall the property has received over 1M in renovations and environmental cleanup.

Stacy asked do they utilize the Gloucester Educational Foundation and how are you ensuring that low/mod kids are participating, not just Rocky Neck youth? They to utilize the Foundation via email and actually have no one from the Rocky Neck area that participates. Their youngest member is eight years old and who built and pilots her own drone. One mother told them that this program has changed her son's life.

David asked if middle school and the high school students were participating. Iann indicated that students come from both schools. Stacy asked if they know how many men died at the factory. Iann said that they are actually researching and seeking out men who worked in the paint factory. They have found one man, Mr. Gumas, who is 82 years old and lives on Elm Street. He actually has cancer, but they do not believe it is related to working at the site.

The Gloucester Adventure was the last project to be presented. They are asking for \$25,000 of a \$105,900 total to rehabilitate the Captain's Cabin.

John Fuller, Executive Director, started the presentation with a fact that 7 men actually died aboard the fishing vessel and one was the Captain. The Adventure was built in 1926 and used as a schooner fishing vessel for most of her life. The Adventure has received CPA and many other funding for its restoration and would like to be part of the hub of the City and connect the city to the sea. Gloucester is a cultural destination and the Adventure is a Historic Landmark in Gloucester. This year will be the first time that she will sail and the project has cost millions of dollars from State, City, Federal and donated funds and they are almost at the finish line. The Coast Guard is actually coming next week to certify the vessel for sailing.

They have many programs planned one being with O'Maley which will take students out on the water. They collaborate with Maritime Gloucester and are docked at their site. Wednesday's will be community day and will allow free tours aboard the vessel and sailing with guest speakers.

They are also researching photos of the men who fished on the vessel with the assistance of the Cape Ann Museum. They will display the photos aboard the vessel and their history. The Captain's Cabin will be recreated when it would have been used as the Captain's Cabin as a fishing vessel. This is a vital project and the last phase of the Adventure.

Stacy asked if along with the curriculum to they teach ocean conservation? Yes, they work that into their curriculum and guest speakers, Gloucester Educations Foundation address also. The plan on having 20 kids aboard with the O'Maley program and also have an inner city program with the Dept. of Public Health for kids at risk to participate in the program.

Stacy asked what kind of income is generated from the Adventure? Is rental potential allowed? Yes, absolutely, they rent out the boat for weddings, dinner parties, etc.

David Rhinelandt told the group that he is a member of the Adventure, but stated that the vessel should be used as the Ambassador to Gloucester. They have sponsored 50 Veterans and there are endless opportunities to educate the residents of Gloucester.

Stacy asked if along with the history display of men, would there be women included also? Their research hasn't turned anything up regarding women directly to the vessel, but will add if research comes up with anything.

Mark Hayes, Ocean Alliance asked how many passengers can the vessel take? 60 sailing and 80 dockside. Do you need someone to live aboard? The crew actually does live aboard during the summer months until October.

Catherine asked how long with the vessel be displaced with the National Grid does their cleanup project? Probably will be at least 2016 season if not longer. They are looking for space now.

Ideas were discussed among the group for tourism, collaboration, etc. and Mr. Fuller ended with a factoid that the Adventure has invested over 5M dollars to fully rehabilitate the vessel.

Barbara Silberman noted that the minutes should reflect the call for public comments regarding the Committee's work and goals.

Public Hearing closed at 7:20 PM.

Respectfully submitted by
Deborah Laurie
CPA Senior Project Manager

Attachments:

1. Summary of Gloucester CPA Activity
2. UU Church Presentation and support letters/materials