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April 14, 2016

Ms. Debbie Laurie, CPA Project Manager
City of Gloucester
Community Development Department
3 Pond Road
Gloucester, MA 01930-1834

Dear Ms. Laurie and Honorable Members of the Community Preservation Committee,

On behalf of Historic New England, I respectfully submit this proposal to replace the deteriorating wood shingle roofs of the four outbuildings at Beauport, the Sleeper-McCann House. A grant of \$25,000 from the Community Preservation Act funds as recommended by the Community Preservation Committee would help close a budget gap for a \$50,000 project to replace the roofs of the Gate House, Tool Shed, Caretakers Cottage, and Garage, buildings which frame the restored Arts and Crafts garden and principal entrance to the historic house.

Historic New England works systematically to secure the exterior envelopes of historic structures in our care. Because of Beauport's close proximity to the ocean, the exteriors are battered by severe weather and salt air. The condition of some parts of the roofs are so deteriorated that they are leaking. This project, which is scheduled to take place from April-September 2017, will include replacing the wood shingles with like kind in keeping with the overall appearance of the site.

We thank the CPC for your past support and we invite you to join us in helping to preserve and share this renowned historic resource with area residents and visitors alike. Should you have questions or need additional information please feel free to contact me, or if you have specific questions about the project, our contact is Jodi Black, Senior Preservation Manager, North Shore, at jblack@historicnewengland.org or 617.997.5580. Thank you.

Sincerely yours,

Carl R. Nold
President and CEO



CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information	
Project Title: Wood Shingle Roof Replacement on Outbuildings at Beauport, The Sleeper-McCann House	
Project Summary: The four outbuildings to Beauport, the Sleeper-McCann house, were last reroofed in the early 1980s and are now showing signs of advanced deterioration. The wood shingles are cupping and splitting and two of the buildings (the Tool Shed and Gate House) leak during heavy rains. The roofs are at the end of their lifespan and need replacement before moisture infiltration causes severe damage. As part of Historic New England's charge to preserve and maintain its historic properties, this project has been identified as one of the most pressing needs at the site, critical to protecting the historic fabric from further deterioration and allowing for continued public use and enjoyment of the facility.	
Estimated start date: April 2017	Estimated completion date: September 2017
CPA Program Area (check all that apply): <ul style="list-style-type: none">• Open Space• Community Housing<input checked="" type="checkbox"/> Historic Preservation• Recreation	

II: Applicant/Developer Information	
Contact Person with primary responsibility for project: Benjamin K. Haavik, Property Care Team Leader	
Organization (Owner): Historic New England 141 Cambridge St, Boston, MA 02114-2702	
Mailing Address: Beauport, Sleeper-McCann House 75 Eastern Point Boulevard, Gloucester, MA 01930	
Daytime phone #: 617.994.6610	Fax #: 617-227-9204
E-mail address: bhaavik@historicnewengland.org	

III: Budget Summary
Total budget for project: \$50,000
CPA funding request: \$25,000
CPA request as percentage of total budget: 50%

Applicant's Signature: Carl R. Nold

Printed name and Position: Carl R. Nold, President & CEO

Historic New England respectfully requests a \$25,000 grant from the City of Gloucester Community Preservation Act to aid with a \$50,000 project to replace the deteriorating wood shingle roofs on the four outbuildings at Beauport, the Sleeper-McCann House, a National Historic Landmark (NHL) and a site on the National Register of Historic Places. The three buildings that are the subject of this grant request are the gatehouse, tool shed, and garage, all built by Henry Davis Sleeper and contributing buildings on the NHL nomination. Historic New England will fund the roof replacement of the fourth building (the caretaker's cottage), a well-documented 1956 Weyerhaeuser, 4-square house.

Project Narrative

Historic New England

Beauport is one of thirty-six historic properties owned and operated by Historic New England. Founded in 1910 as the Society for the Preservation of New England Antiquities (SPNEA), Historic New England's mission is to serve the public by preserving and presenting New England heritage. The organization shares the region's history through extensive collections, publications, public programs, museum properties, archives, and family stories that document more than four hundred years of life in New England. The vision of Historic New England is to be the national model for care of regional heritage buildings, landscapes, and collections and for the sharing of these resources to benefit and engage diverse audiences.

Beauport, the Sleeper-McCann House and Outbuildings

Beauport, the Sleeper-McCann House, was the summer home of one of America's first professional interior designers, Henry Davis Sleeper (1878-1934). Sleeper began constructing Beauport in 1907 and expanded it repeatedly over the next twenty-seven years, working with Gloucester architect Halfdan M. Hanson (1884-1952). After Sleeper's death, Beauport was purchased by Charles and Helena Woolworth McCann, who left most of Sleeper's arrangements and collections intact. The McCann's children donated Beauport to the Society for the Preservation of New England Antiquities in 1942. Since that time, the house has been in operation as a popular historic house museum with guided tours and special events. Today, we welcome about 6,000 visitors annually.

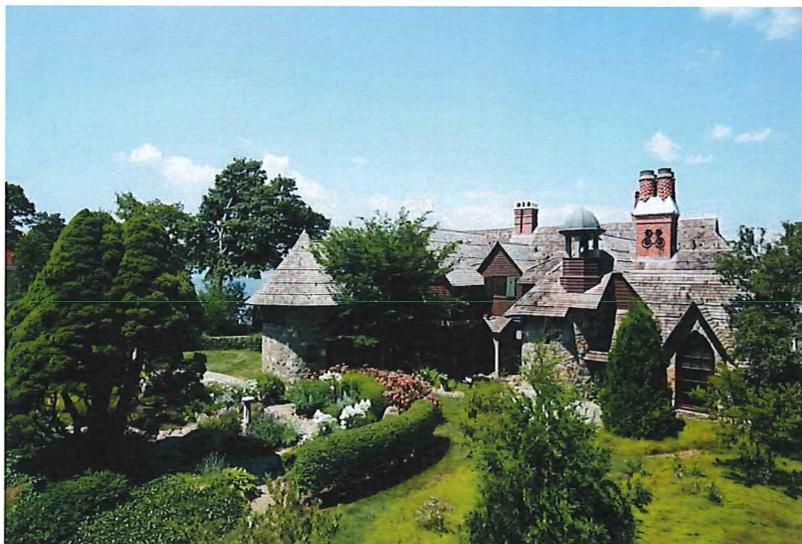


Fig. 1. The four outbuildings frame the restored Arts and Crafts garden and the principal entrance to the historic house.

In past years, Sleeper's house and gardens have been the focus of preservation and restoration efforts. Now, Historic New England has identified replacing the deteriorating roofs of the four outbuildings (the gatehouse, tool shed, garage, and caretaker's cottage) as one of the top preservation priorities at the site in 2017. The wooden shingles were last replaced in the early 1980s and are now at the end of their useful lifespan. Some areas are experiencing leaks during heavy rains.

The four outbuildings are an integral part of the landscape and garden to the north and east sides of the house. Located near the boundary lines of the lot, they frame the restored Arts and Crafts garden that visitors see upon first entering the property from the gatehouse. Visitors often gasp when catching their first full glimpse of Beauport from the gatehouse doorway, a visual effect as stunning today as it was one hundred years ago when Sleeper planned it.

About 1908, shortly after Sleeper began constructing the house, he added the gatehouse (see #1 in Fig. 2) and tool shed (#2) on what was then the eastern border of the lot. The gatehouse contains marks of Sleeper's keen eye for incorporating salvaged materials with its cupola, fanlight, wooden carvings, and electrified railroad lanterns. Today, it houses a visitor's center and gift shop and provides access to the house and grounds. The tool shed, which now contains both a gardener's shed and two public restrooms, sports a contoured shingle roof and arched doorways that mirror the elaborate Beauport roof.

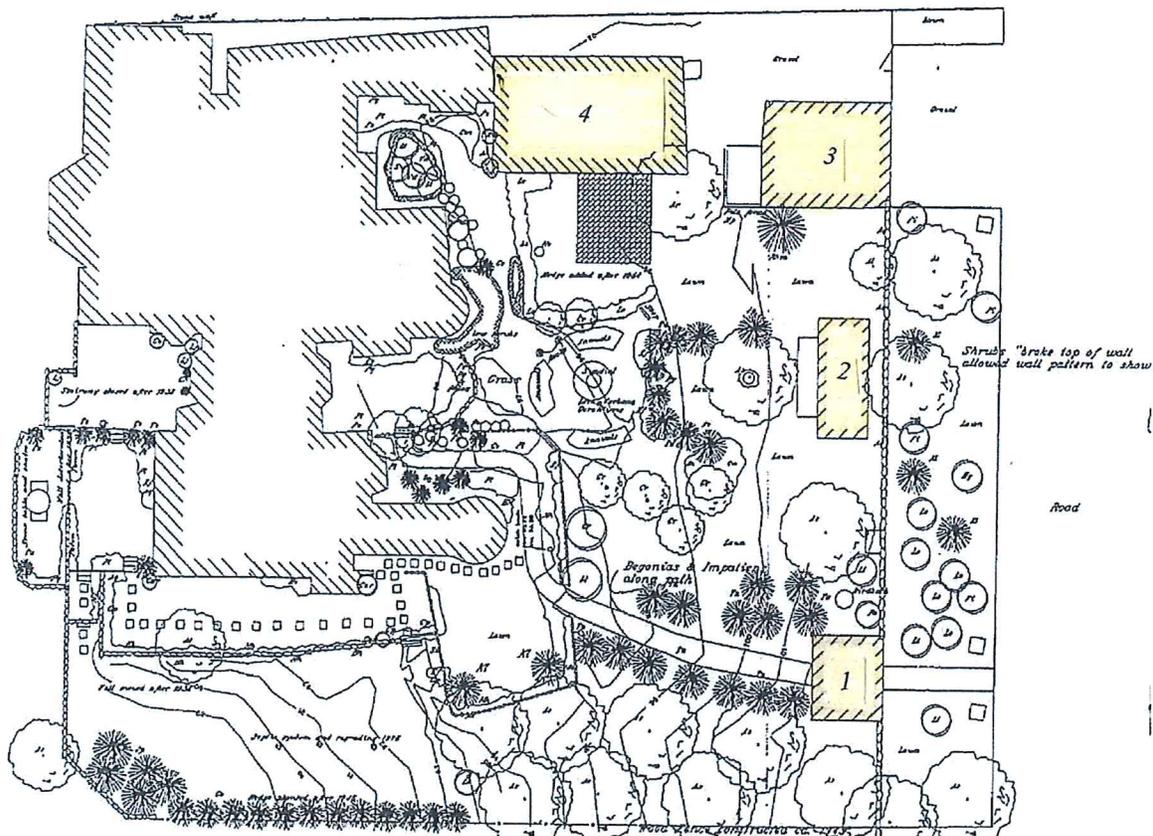
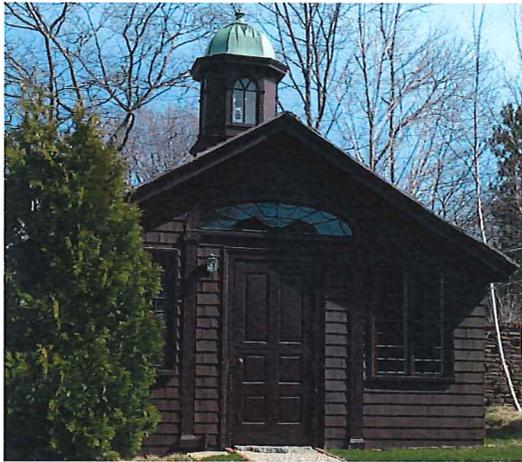


Fig. 2: Plot plan, c. 1956 with the four outbuildings highlighted and numbered: 1. Gatehouse; 2. Tool Shed; 3. Garage; 4. Caretaker's Cottage. Recreated by Past Designs, 1990.

In 1925, Sleeper hired local carpenter and contractor, Hamme Morris, to build a two-story, two-car garage (#3 in Fig. 2) north of the tool shed. The living space above the garage, which is now an office, was used by Sleeper's chauffeur. Reflecting the architectural details of the house, the large dormer window and decorative gothic door and window are visible from the larger gothic windows of the Chapel Chamber of the house.

The Society for the Preservation of New England Antiquities built the fourth outbuilding, the caretaker's cottage (#4 in Fig. 2), in 1956. The caretaker's cottage, a well-documented Weyerhaeuser 4-square panel house (see Appendix for details), was built as a place for new, year-round caretakers to live after the death of Mary Wonson, Sleeper's cook and housekeeper. Wonson, who eventually became a tour guide and caretaker of the property, had resided, seasonally, in a small one-person room in the servants' quarters of the house. The new Weyerhaeuser four-room cottage with its brown-painted, red cedar shingles, fit snugly into the north side of the property line abutting the end of the northeast wing of the main house at the Franklin Game Room.



Figs. 3-6. Exterior Views of the four outbuildings. Top left: the entrance of gatehouse (visitor's center) facing the gardens with its Federal era door surround and fanlight, c. 1908. Top right: the tool shed (visitor bathrooms), c. 1908. Bottom left: Garage (with staff office above), c. 1925. Bottom right: the caretaker's cottage (the Weyerhaeuser house) built in 1956.

Project Description

The project will consist of the following (for more details see the draft of the specifications and the roofing White Papers in the Appendix):

- Further evaluate and document existing conditions of roofing, chimney, and gutter and downspouts on all four buildings;
- Finalize the scope and specifications of the project;
- Contractor selection;
- Remove existing wood shingles, any existing underlayments, and clear substrate of fasteners;
- Evaluate roof sheathing and decking, and replace, as necessary, in kind;
- Evaluate and replace, as necessary, chimney and dormer lead flashing;
- If there are existing underlayments, replace, in kind;
- Install western red shingles (18" Certigrade Number 1 Blue Grade Label Western Red Cedar Shingles, ½" butt by 18" length by 3.5" to 8" in width, premium grade) to match existing layout and double coursing;
- Clean and inspect existing gutters and downspouts, replace as necessary, in kind.

Community Preservation Criteria

The following General Evaluation Criteria are met by this proposal:

- Beauport, the Sleeper-McCann House and the three outbuildings (the gatehouse, tool shed, and garage), are listed as contributing buildings on the National Landmark designation and Beauport is on National Register of Historic Places, and is therefore eligible for CPA funding according to the requirements described in Massachusetts CPA legislation. The property is also considered significant by the City of Gloucester, specifically mentioned on page 18 of the Community Preservation Plan (2010, updated 2013) as one of two unique properties that are preserved and are significant visitor destinations.
- This project will help preserve and enhance the essential character of the city, and specifically the neighborhood of Eastern Point, by protecting these historic resources from further deterioration of the historic fabric.
- This project will protect these historic resources that are threatened by moisture infiltration and further deterioration. Work will comply with CPA guidelines and the United States Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
- Historic New England's Property Care Team has embarked on other projects of this size and scope in the past and has demonstrated ability to implement similar projects within budget and on schedule.
- Completion of this work will produce an advantageous cost benefit by stopping further damage to the structure. Neglecting these issues could result in greater damage and cost more in the long run to repair.
- Endorsements: Ronda Faloon, Executive Director, Cape Ann Museum; Linn Parisi, Executive Director, Discover Gloucester and Owner of Over The Bridge Tours of Cape Ann; Ann Marie Casey, Executive Director, North of Boston Convention and Visitors Bureau.

The following Category Specific Criteria are met by this proposal:

- Replacing the roofs will continue to protect the building frames and interior finishes. Modifications to the historic fabric of the property will be minimal.

- Replacing the roofs of the outbuildings will protect the buildings to ensure the continued public use of the gatehouse as a welcome center, the tool shed as the public restrooms, and the garage which houses the offices and provides administrative support to the site.
- While it is difficult to say any preservation efforts are “permanent,” replacing the roofs of the outbuildings will have long-term benefits by minimizing water infiltration that could deteriorate building framing as well as interior objects and finishes.

Community Needs and Population Served

Since 1942, Beauport, the Sleeper-McCann House has operated as a historic house museum helping to stimulate the creative economy in the City of Gloucester, Cape Ann, and the North of Boston region. As one of two National Historic Landmarks in the city, Beauport has become a destination for niche groups and general tourists alike. In 2015, nearly 6,000 visitors toured the house during its open months from late May to mid-October, helping to establish the house as a tourism anchor in the community. Since 2005, Beauport’s visitation has been increased 20%, and the site has been featured in national and international publications including *World of Interiors*, *Martha Stewart Living*, and *Architectural Digest*. The popular television program *Antiques Roadshow* featured Beauport in an episode in February 2013. Most recently, *Traditional Home* magazine included Beauport in its list of the 25 Best Historic Houses in America, ranking it alongside Winterthur Museum and Monticello.

Open from Tuesday through Saturday, June 1 to October 15, 10 a.m. to 5 p.m., Beauport welcomes the general public for tours, programs, and research. City of Gloucester residents are admitted to Beauport free of charge. Special programs offered at Beauport include extended *Nooks and Crannies* tours, *Conservation Close-Up at Beauport*, and *Brunch at Beauport*. This year, Historic New England and Beauport are partnering with the Cape Ann Museum and Rocky Neck Art Colony to present workshops and lectures, including *Old House Doctor* and *The Priceless Look: New England Costume Jewelry*.

Long-Term Preservation

Historic New England follows an institutional preservation philosophy that emphasizes the retention of all historic fabric when possible. Diligent maintenance is the first step in preventing the loss of historic fabric, but if work is required, the condition is analyzed and evaluated to determine the proper approach to preserve the resource. In the case of roofs, repairs and replacement are necessary at times and the roof becomes a sacrificial layer that ultimately requires replacement. Historic New England strives to match materials in-kind and to fully document the work that is performed as prescribed by the Secretary of the Interior’s *Standards for the Preservation of Historic Buildings*. (See also Historic New England’s Preservation Philosophy and Roofing White Papers in the Attachments.) Once the roofs are replaced, our maintenance protocol will be followed for the long-term preservation of the wooded shingles.

Community Support and Participation

Beauport is a member of the Association of Eastern Point Residents, Cape Ann Chamber of Commerce, Gloucester Tourism Alliance (dba Discover Gloucester), North of Boston Convention and Visitors Bureau, and New England Museum Association. Partners include the Rocky Neck Art Colony, Cape Ann Museum, seARTS, Ryan and Wood Distillery, Gloucester Stage Company, The North Shore Folklore Theater Company, and several other organizations throughout the city. Beauport is also one of thirty-six historic house museums owned and operated by Historic New England which has a membership base of more than 8,000 households locally and nationwide.

Beauport is well-known and well-regarded throughout the region and has strong community support. This project will allow Historic New England to continue to serve visitors and help stimulate the Gloucester tourism and creative economy.

The following is a summary of Beauport highlights:

- Beauport is one of two National Historic Landmarks in Gloucester.
- Beauport is free to Gloucester residents.
- Beauport is ranked #1 or #2 (it fluctuates) out of twenty-four attractions in Gloucester.
- Beauport participates in Gloucester's annual Schooner Festival with the fireworks program and Parade of Sail viewing.
- Beauport is participating in the 2016 Gloucester Garden Tour to benefit the Stacy Boulevard Gardens.
- Beauport is prominently featured on several web sites promoting Cape Ann, the North Shore, Essex County, and Massachusetts.
- Beauport is on the cover of the *Great Houses of New England*, a prestigious Rizzoli publication featuring twenty-five extraordinary houses from all six New England states.
- Beauport was listed by *Traditional Home* magazine as one of the 25 Best Historic Houses in America, alongside Winterthur Museum and Monticello.
- The grounds at Beauport are available for wedding ceremonies. The house partners with area businesses that offer wedding services promoting this new feature on its website and in printed materials.

How will Success be Measured

This project addresses some of the most pressing issues affecting the outbuildings' envelopes. The Property Care Team monitors the work of contractors so that the work aligns with our own internal standards as well as the guidelines set forth by the United States Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Besides monitoring the quality of the work, the Property Care Team also makes sure the schedule and budget stay on track. Projects, particularly ones that include eliminating water infiltration at the sites, are monitored regularly afterward by our Property Care Team. The lack of water infiltration will be the ultimate measure of success.

At Historic New England we strive to meet the highest preservation standards and best practices in the field, often documenting and sharing our work at no charge through online Preservation White Papers available to all, and also sharing our experiences at professional conferences and in publications with the goal of being a national leader in historic preservation.

Ongoing Maintenance

It is Historic New England's philosophy and practice that long-term preservation is a result of good maintenance. The prevention of damage and the assurance of long-term maintenance are undeniably better for the preservation of the site than any repair or replacement of historic material. Historic New England budgets approximately \$25,000 to \$30,000 annually for basic maintenance practices at Beauport, the Sleeper-McCann House, and seeks grants to help support larger projects. Staff performs inspections at least annually to review the condition of the buildings at Beauport.

Project Budget (See Attachment)

Project Timeline (See Attachment)

Feasibility

Historic New England regularly updates condition assessments of its properties as an invaluable component of maintenance and project planning for all the historic properties and landscapes the organization owns. The properties are assessed by teams, generally made up of a preservation project manager, a preservation carpenter, a preservation manager, and the historic site manager. Property care staff has already implemented projects following a similar methodology at Beauport and are comfortable that the proposed project fits within the scale and abilities of our staff and contractors.

USGS topographical Map (See Attachment)

Visual Materials (See Condition Assessment in the Attachments)

Applicant Qualifications

This project will be managed by professional preservation staff members. The property care team is led by Benjamin Haavik who has eighteen years of experience in preservation and has managed preservation and maintenance for the Historic New England properties since 2004. The project manager will be Jodi Black, Senior Preservation Manager. Since 2008, Ms. Black has managed the preservation and maintenance of ten North Shore properties. She was the project manager for Beauport's major building preservation and garden restoration that won state and national awards several years ago. She has a B.A. in Interior Architecture from Bowling Green State University and a M.S in Historic Preservation from the School of the Art Institute of Chicago.

Criteria for Contractor Selection: Historic New England hires only qualified firms that have experience with museum properties. Historic New England requires three competitive bids before determining a contractor for the work. Currently, one bid has been received for estimating purposes, which became the basis for this grant request. Two more bids will be obtained before the contractor is selected.

The criteria for selection are generally based on the following:

- Depth of experience with similar projects and familiarity with buildings of similar architectural significance and construction; in particular, projects subject to State Historic Preservation Officer review and the Secretary of the Interior's *Standards for Historic Preservation* (within the last three years);
- Documented experience with historic buildings, being sensitive to the historic fabric;
- Demonstrated understanding of tasks to be performed and products to be utilized;
- Training and educational background appropriate to the project described;
- Quality of previous work on public and private projects;
- Price.

Summary

While in past years, Historic New England has focused on preserving the house and gardens, we now turn our attention to the outbuildings. This project will help preserve these structures and ensure that visitors can continue to enjoy the full experience of the house and landscape. We thank the CPC for your past support and we invite you to join us in helping to preserve and share this renowned historic resource with area residents and visitors alike. Thank you!