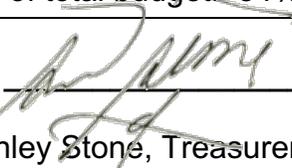


# CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information	
<b>Project Title:</b> Exterior Restoration of Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street	
<p><b>Project Summary:</b> The Cape Ann Amateur Radio Association has been the steward of the City-owned building at 6 Stanwood from 1976 to 2014. During this time, the association leased the property and was charged with of all maintenance and upkeep. CAARA provides no-charge communications support to Gloucester and surrounding communities, and is a non-profit charitable organization – IRS 501(c)(3). In December 2014 CAARA purchased the building from the City and is currently in the process of restoring it.</p> <p>The City purchased the land in 1867 and built the Wheeler School, with school records showing its use in the early 1870s. Between approximately 1911 and 1944, it served as a fire house for Riverdale. After that time, it was used for community purposes, and eventually leased to the Cape Ann Flyers (pigeon club) until 1976.</p> <p>CAARA has started renovation of this historic structure by replacing the cedar shingles that make up the front wall of the building, at a cost to the organization of over \$6,000. It is our desire to complete the shingling and trim restoration to help preserve one of the historic municipal buildings of Gloucester.</p>	
<b>Estimated start date:</b> March, 2017 <b>Estimated completion date:</b> September 2017	
<b>CPA Program Area:</b>	
Open Space Community Housing	<input checked="" type="checkbox"/> Historic Preservation <input type="checkbox"/> Recreation

II: Applicant/Developer Information	
Contact Person with primary responsibility for project: Stanley Stone, Treasurer	
Organization (if applicable): Cape Ann Amateur Radio Association, Inc.	
Mailing Address: 6 Stanwood St, Gloucester, MA 01930	
Daytime phone #: 978 994-2048	Fax #:
E-mail address: treasurer@caara.net	
Federal ID# 04-2612032	

III: Budget Summary	
Total budget for project:	\$41,500
CPA funding request:	\$35,000
CPA request as percentage of total budget: 84% (see Project Budget)	

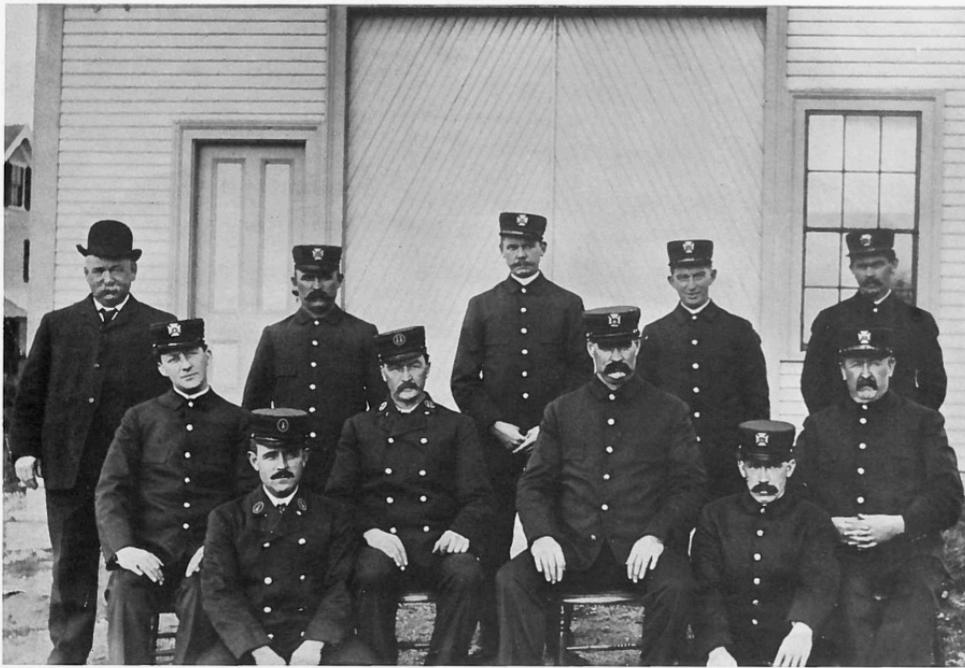
**Applicant's Signature:**  \_\_\_\_\_

**Name and Position:** Stanley Stone, Treasurer, Cape Ann Amateur Radio Assn, Inc.



PROJECT APPLICATION  
CITY OF GLOUCESTER  
COMMUNITY PRESERVATION COMMITTEE

**Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2  
at  
6 Stanwood Street**



The crew of Hose No. 2 of Riverdale in front of the fire house on Stanwood Street. The crew includes: Captain Allen J. Tucker - Lieut. John Morris - W. F. Stanwood - Fred G. Walker - Benj. Milne - Walter Tucker - Austin Lane - L. F. Allen - Al F. Tucker - Howard P. Lane. The identity of the man in the derby hat is unknown. Photo taken about 1911.





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## CPA Application

- ✓ **1. Please read the entire CPA Application & Review Process before beginning.**
- ✓ **2. Complete the Application Cover Sheet.**
- 3. Include the following information:**

### Project Description

**Narrative:** A description of the project and, when applicable, of the property involved and its proposed use. Include responses to the following questions:

- What Community Preservation criteria – both general and category specific – does this project meet?
- What community need(s) does this project serve? If the project serves multiple needs and populations, please describe them. If the project serves a population that is currently underserved, please describe.
- What specific guarantees will assure the long-term preservation of the project? Describe the nature and level of community support for the project.
- How will the success of this project be measured?
- Is ongoing maintenance and upkeep required? If yes, please explain how this will be accomplished.

The property at 6 Stanwood Street in Riverdale was purchased by the City of Gloucester in 1867 for \$200. This property was defined as a 50' x 100' plot, as it is today, though larger plots are mistakenly shown on atlases in the late 1800s. From 1867 until the end of 2014 the structure built on the property served many purposes and underwent many changes. The property's history is detailed in the section "History from Gloucester Archives".

The land was originally purchased for the construction of the Wheeler School. The Wheeler School is mentioned in the Gloucester archives and probably was a single-story, one room schoolhouse. Atlases produced in 1884 and 1899 show various locations for the structure, lending some credibility to story that the schoolhouse was moved and raised to build a new first floor for the horse-drawn fire equipment. There are many inaccuracies in the size of the plot in the atlases, but the deed from 1867 reflects the current definition of the plot.

The building is a two-story wood frame structure with a basement and is approximately 22' wide by 29' long. A 14' x 14' single story kitchen was added to the rear of the building, probably 1960s. There are two half-baths in the building, one on each floor.

The first floor has ceilings that measure 11' high and employs a unique suspension method for the second-floor floor structure. Two iron rods running from the front to the back of the building with turnbuckles create a suspension system for the second floor, eliminating columns—necessary to house the fire engine. Trap doors can be found in the first and second floors.

Originally two large doors were in the front of the the building for egress of the fire engine. This configuration is shown in the photograph of the fire company on the cover of this paper. The doors have now been replaced with windows. It is unknown when the front patio was added to the structure. A chalkboard on the first floor has been preserved with the notice of the last call of the station, probably in 1943 (see. Fig. 5).

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Since 1966, CAARA and the previous tenant (Cape Ann Flyers—a pigeon racing club) were responsible for all maintenance and upkeep, highlights of which are listed in the section titled “Improvements and Repairs Since 1966.” Maintenance work continues on this 150-year-old building. A natural gas powered automatic generator installation is in the planning stages.

**What Community Preservation criteria does this project meet?**

Historical Restoration. Though the building appears to have originally been clapboard (1911 firehouse photograph), cedar shingles are an appropriate finish for the period.

**What community need(s) does this project serve?**

This project helps preserve an historic building in Riverdale that functioned, and still functions, as an integral part of the community. This building was owned by the City of Gloucester for 147 years, serving as a school, fire station and many community functions and today is an emergency communications center for the the City and Cape Ann.

Stanwood Street currently has two houses on the Massachusetts Historic Places database, and CAARA members are discussing an application for registration for 6 Stanwood Street, given it age, prior usage and unique features.

Restoration of the exterior siding also helps physically secure the building for further use by CAARA and its mission to aid the City in times of emergency with backup communications services.

**What specific guarantees will assure the long-term preservation of the project?**

The Cape Ann Amateur Radio Association has occupied and maintained the building for almost 40 years, probably the longest occupant of the building. CAARA has a stable membership and is financially sound. Amateur Radio interest is on the increase in the United States, with over 700,000 active licensees—the highest number on record.

The mission statement, 501(c)(3) letter of determination and list of public service activities list for CAARA is included in the Additional Information section.

**How will the success of this project be measured?**

The project’s success will be measured not only in the restoration of the exterior siding and trim and the security it brings to the building, but in the visual improvement to the overall neighborhood.

**Is ongoing maintenance and upkeep required?**

Yes, but the choice of unfinished shingles is aimed at being historically sensitive as well as reducing maintenance over time.

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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## Project Budget

**Project Budget:** Please provide the total budget for this project, including detailed costs and specifically how CPA funds will be spent (See Budget Form). All items of expenditure must be clearly identified. Include project quotes, or show why this is not appropriate or feasible. List any additional funding sources, either committed or under consideration. Include commitment letters if available.

~~If the application submission is for a community housing project, please submit a development budget and a sources and uses budget. Also, community housing home ownership projects shall include an affordability analysis, and community housing rental projects shall include a five-year operating budget.~~

Some estimates have been received, with others in process. The primary goal is to replace the current painted shingles with unfinished shingles. Also, repair of rotted trim and painting of this trim.

Currently we believe that the CF Carpentry bid is on the high end. Previous shingling work was performed by Zac Smith Brothers Carpentry at a cost of \$6,500 for the front of the building (job photos included). This did not include trim replacement or painting. A firmer budget will be produced as we work with various contractors, but we anticipate the entire job of re-shingling, trim repair and painting to be on the order of \$35,000.

CAARA has invested tens of thousands of dollars over the years in maintenance of 6 Stanwood St., including the \$6,500 for shingling of the front of the building in 2015.

**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>	Permits and final contracts complete	March 2017
<b>Project Milestone:</b>	West side stripped, re-singled and trim repaired and painted	June 2017
<b>50% Completion Stage:</b>	North side including kitchen stripped, re-singled and trim repaired and painted	July 2017
<b>Project Milestone:</b>	West side stripped, re-shingled and trim repaired and painted. Doors replaced.	August 2017
<b>Project Completion Date:</b>	Front side trim repaired and painted	September 2017

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.

# CITY OF GLOUCESTER

## COMMUNITY PRESERVATION COMMITTEE

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### BUDGET FORM

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**Project Name:** Exterior Restoration of Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

**Applicant:** Cape Ann Amateur Radio Association, Inc.

<b>SOURCES OF FUNDING</b>		
<b>Source</b>	<b>Amount</b>	
Community Preservation Act Fund	\$ 35,000	
Cape Ann Amateur Radio Assn	6,500	Funds expended on front wall restoration
<b>Total Project Funding</b>	<b>\$ 41,500</b>	
<b>PROJECT EXPENSES</b>		
<b>Expense</b>	<b>Amount</b>	Please indicate which expenses will be funded by CPA Funds:
Residing 6 Stanwood St	\$ 35,000	CPA
Front wall residing	6,500	CAARA
<b>Total Project Expenses</b>	<b>\$ 41,500</b>	

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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CF Carpentry Inc  
50 Fernald Street  
Gloucester, MA 01930

## Estimate

Date	Estimate #
4/7/2016	220

Name / Address
CAARA 6 Stanwood

Description	Qty	Rate	Total	Project
STRIP OLD SIDING, REPAIR TRIM, INSTALL NEW SIDING TO MATCH THE FRONT NEW DOORS AND STORM DOOR				
Lumber & Materials White cedar R&R appox 23 Sq of siding 4 bundles per Sq	92	75.66	6,960.72	
Azek trim allowance, Corner boards, Window trim and rotted trim where needed	1	1,000.00	1,000.00	
House wrap, Flashing, siding nails, Chalking etc	1	1,000.00	1,000.00	
Exterior doors	2	425.00	850.00	
Larson storm door	1	396.00	396.00	
Trash Removal 15 yrd dumpster	1	500.00	500.00	
Painting, Scrape ,patch put one coat of primer on all bare wood and 2 coats of finish paint	1	4,200.00	4,200.00	
Labor to remove and install 2 exterior doors and trim inside and out	2	600.00	1,200.00	
Labor to install storm door unit	1	200.00	200.00	
Labor to setup staging to strip off all old siding and prep for new siding	1	10,000.00	10,000.00	
Labor to install new white cedar siding to match the front of the building	1	14,000.00	14,000.00	
Building Permits appox ?	1	300.00	300.00	
This estimate is good for 30 days Thank You		<b>Total</b>		

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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CF Carpentry Inc  
50 Fernald Street  
Gloucester, MA 01930

## Estimate

Date	Estimate #
4/7/2016	220

Name / Address
CAARA 6 Stanwood

Description	Qty	Rate	Total
<p>Any rot found will be fixed at a extra cost for labor and material. Labor is \$55 per hour per man plus the cost of material</p> <p>This estimate is good for 30 days the cost of material will reflect the finial price of the project</p>			
This estimate is good for 30 days Thank You		<b>Total</b>	\$40,606.72

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

<b>PROPOSAL</b>		Page No. _____ of _____ Pages
<p><b>ZAC</b>  <b>SMITH BROTHERS CARPENTRY</b>          6 EMERALD STREET          Lanesville, MASSACHUSETTS 01930          (978) 283-7760</p>		
PROPOSAL SUBMITTED TO <i>Cape Ann Amateur Radio</i>	PHONE <i>978-282-7645</i>	DATE <i>1/4/16</i>
STREET <i>6 Stanwood Street</i>	JOB NAME	
CITY, STATE and ZIP CODE <i>Stoucesster, Ma 01930</i>	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

*Siding*

*Remove one layer of wood shingle Sidewall siding.  
 Add house wrap, Add one layer of stained side wall  
 shingles to house radio club building  
 Get building permit  
 Haul trash away*

---

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*Seven teen Thousand One Hundred Fifty Five* dollars (\$ *17155.* ).

Payment to be made as follows:  
*1/2 as deposit to start, 1/2 at jobs end*

---

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature *Zac Smith*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

<b>PROPOSAL</b>		Page No. _____ of _____ Pages
<p><b>ZAC</b>  <b>SMITH BROTHERS CARPENTRY</b>          6 EMERALD STREET          Lanesville, MASSACHUSETTS 01930          (978) 283-7760</p>		
PROPOSAL SUBMITTED TO <i>Cape Ann Amateur Radio</i>	PHONE <i>978-282 7645</i>	DATE <i>4/14/16</i>
STREET <i>6 Stanwood Street</i>	JOB NAME	
CITY, STATE and ZIP CODE <i>Gloucester Ma 01930</i>	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

*Rot Repair*

*Remove + Repair damaged rotten trim  
 Replace with primed pine trim  
 Remove rotten wood door, replace with new  
 fiberglass door.*

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*Three thousand Nineteen* dollars (\$ *3019.* ).  
 Payment to be made as follows: *1/2 as deposit, 1/2 at jobs end.*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

*Laura (Yae) Smith*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

4/15/16

**Parsons Construction**

317 Concord St. MA, 01930 • Tel: 978.283.8077

---

6 Stanwood St

Strip and remove all old wood shingles  
over boards + Trim as needed, new paper  
shing calling #1 Extra White Cedar Shingles  
Labor + Materials

<sup>84</sup>  
32,500.00

Alan Parsons

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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### Multi-Year Funding

**Multi-Year Funding:** If the project is expected to continue over more than one year, or if bonding the project is anticipated, please provide annual funding requirements.

It is possible to divide the work into multiple years if it is advantageous from a funding standpoint, though costs are likely to be higher due to multiple set-up/tear-downs of staging, etc.

### Project Timeline

**Project Timeline:** Explain the various steps of the project and when they will be completed. (**See Project Schedule Form**).

Currently, we expect the restoration work to take no more six months, starting spring 2017.

### Feasibility

**Feasibility:** List and explain all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.

The project of restoring the exterior siding and trim of the building is not a complicated one. Normal construction permitting will be required, but no environmental assessments, changes in zoning, conservation agreements are required. There are no anticipated impediments to executing this project.

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

Maps

**Maps:** USGS topographical map, assessors map, or other map as appropriate, showing location of the project.



Figure 1. G.M. Hopkins 1884 Atlas. School house is shown close to Stanwood Street. Publisher: G.M. Hopkins, C.E., Title: Atlas of the city of Gloucester and town of Rockport, Massachusetts from official records, private plans and actual surveys. Date of Issue: 1884. 6 Stanwood St. is labeled “SCH. HO.” and is shown as first building on Stanwood Street.

<http://archives.lib.state.ma.us/bitstream/handle/2452/206032/ocm40942876.pdf>

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

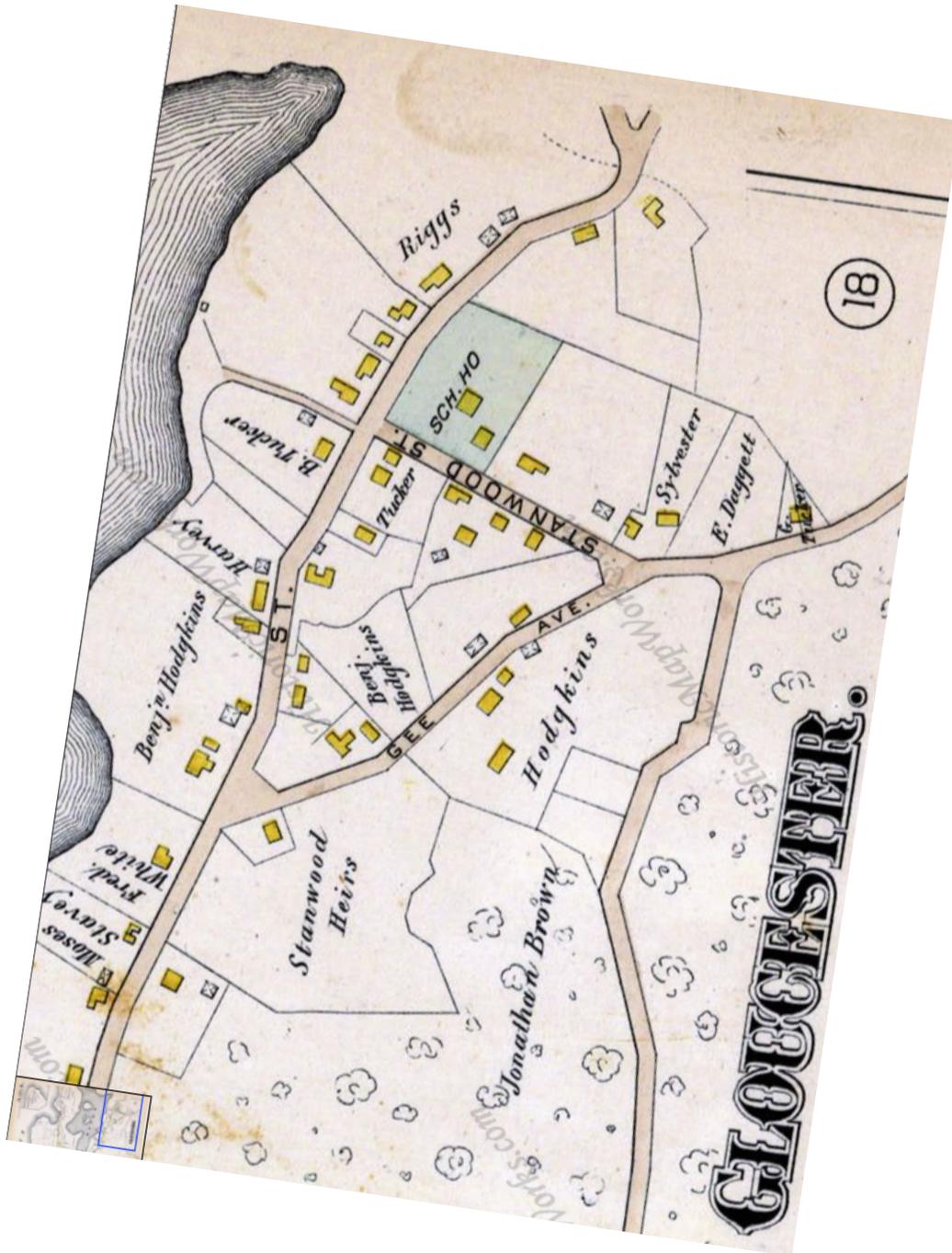


Figure 2. Atlas Name: Gloucester and Rockport 1884, Publisher: G. M. Hopkins, Publish Date: 1884; Location: Massachusetts. Though this atlas is listed as being published in 1884, the title page does not match the typography style on the maps. It is the author's opinion that this map is from a later time, closer to the 1899 map.

<http://www.historicmapworks.com/Map/US/10353/Plate+016/Gloucester+and+Rockport+1884/Massachusetts/>

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Figure 3. Gloucester Atlas 1899 Page 22, Riverdale, Mill River, Publisher: George W. Stadley & Co., Map Types: Cadastral Map Original Map Size: 20.75" x 30.5". Property is marked "WHEELER SCHOOL" and shown extending too deep in this map, but building is close to current location.  
<http://archives.lib.state.ma.us/handle/2452/206033>

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

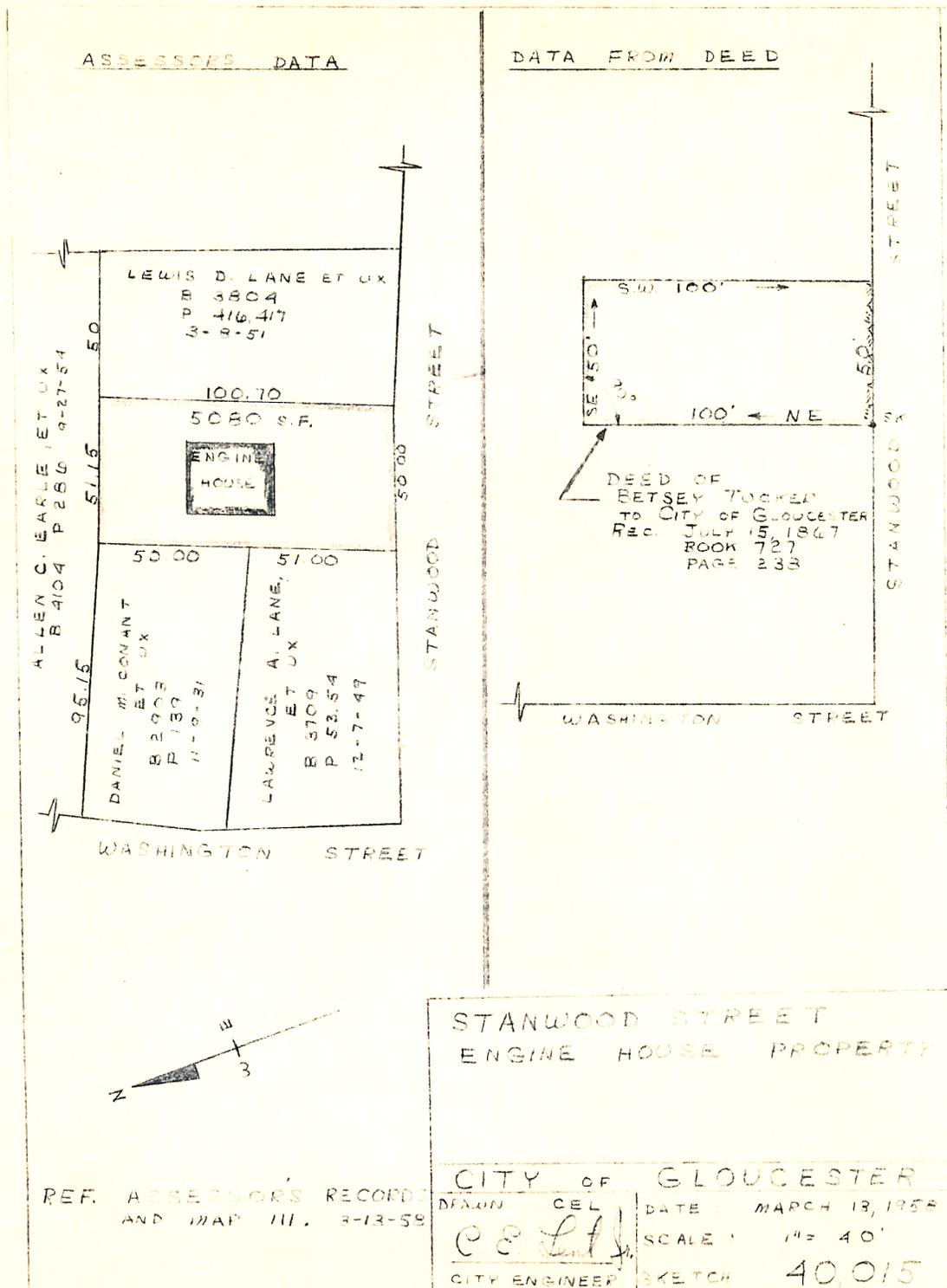


Figure 4. Gloucester City Engineer's comparison of maps March 1958



Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

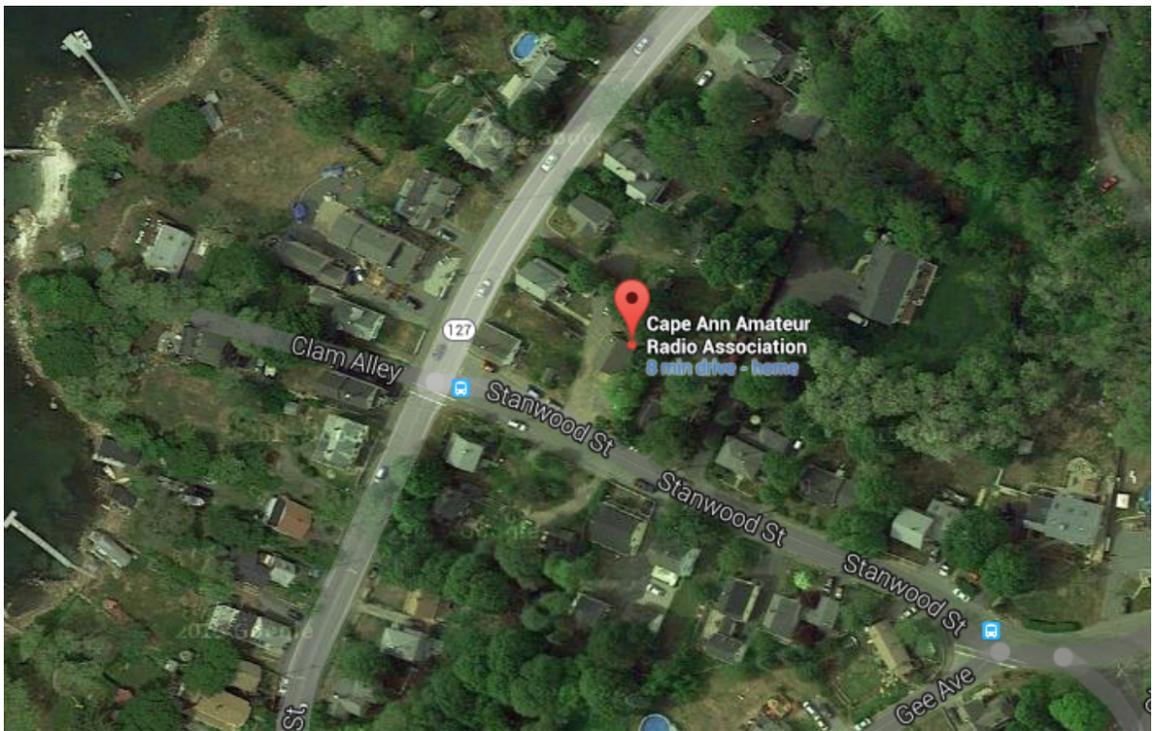
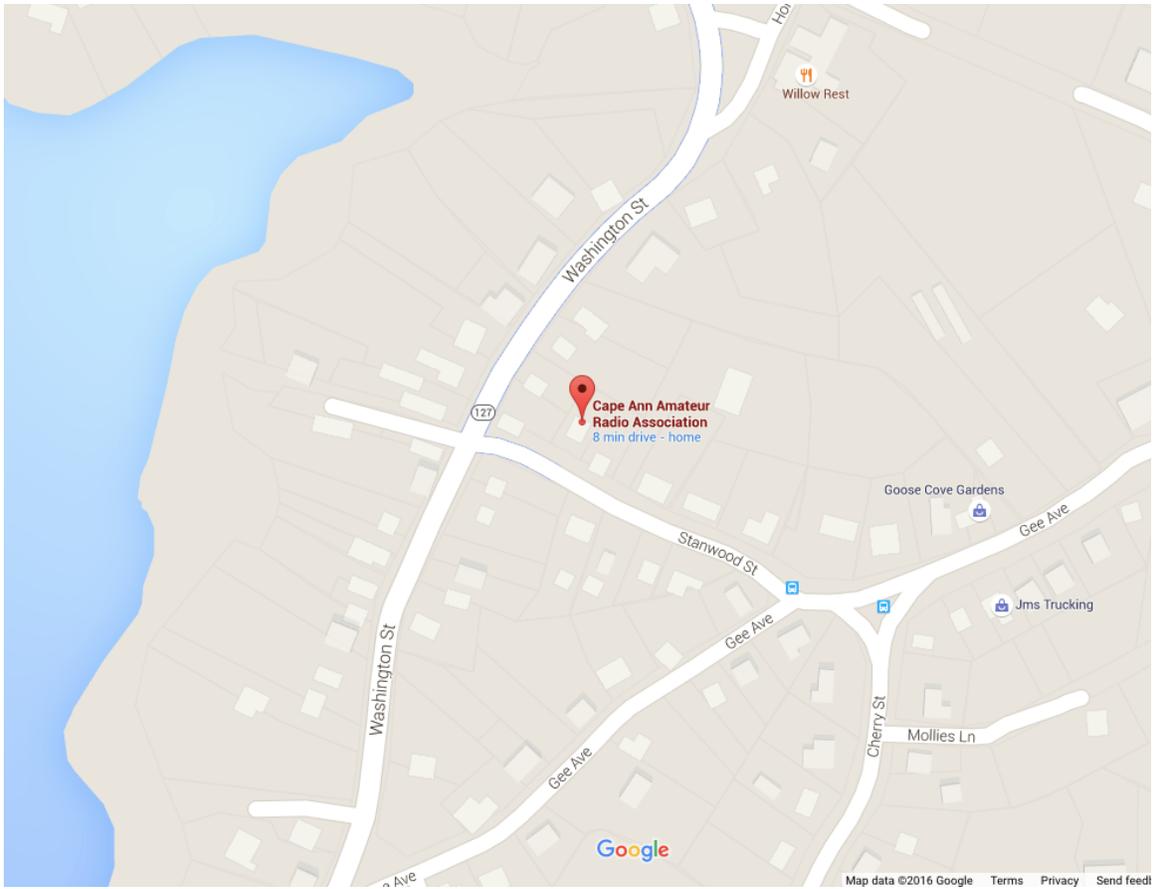


Figure 6. Current Google Maps images of 6 Stanwood Street



Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

Property Location: 6 STANWOOD ST		Account #		MAP ID: 111/8/11		Bldg #: 1 of 1		Bldg Name: 1 of 1		Card 1 of 1		State Use: 9310					
Vision ID: 6223		CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)		1 of 1		1 of 1		1 of 1		Print Date: 12/21/2015 19:49					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	03		Colonial														
Model	01		Residential														
Grade	03		Average														
Stories	2		2 Stories														
Occupancy	1		Wood Shingle														
Exterior Wall 1	14																
Exterior Wall 2																	
Roof Structure	03		Gable/Hip														
Roof Cover	03		Asph/F Gls/Cmp														
Interior Wall 1	03		Plastered														
Interior Wall 2																	
Interior Flr 1	12		Hardwood														
Interior Flr 2																	
Heat Fuel	02		Oil														
Heat Type	05		Hot Water														
AC Type	01		None														
Total Bedrooms	01		1 Bedroom														
Total Bthrms	0																
Total Half Baths	2																
Total Xtra Fixtrs																	
Total Rooms																	
Bath Style																	
Kitchen Style																	
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>																	
Code	Description	Sub	Sub Descrip	Units	Unit Price	Yr	Gld	Dp	Rt	Cnd	%Cnd	Apr	Value				
<b>BUILDING SUB-AREA SUMMARY SECTION</b>																	
Code	Description	Gross Area	Living Area	976	976								Unit Cost	Underprec. Value			
BAS	First Floor	780	780	780	780								120,776	117,862			
FUS	Upper Story, Finished	0	468	468	47								120,776	94,193			
PTO	Patio												12,113	5,676			
<b>Ttl. Gross Liv/Lease Area:</b>														1,756	2,224	1,803	221,730

FUS	14	14
BAS		
PTO	26	18
		26



Figure 8. Gloucester Assessor's sheet for 6 Stanwood St. – page 2

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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**Visual Materials**

**Visual materials:** Photographs, renderings or design plans of the site, building, structure or other subject for which the application is made.

**Current Photographs**



Figure 9. Exterior of the building during 2015 re-shingling. The red shingles were installed over the clapboards in 1980 and painted. New shingles were applied over the clapboards to allow air circulation behind the singles for longer life with no finish applied.

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Figure 10. Detail of clapboard condition near the front door. Cedar shingles were applied over the clapboards in 1980.

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street



Figure 11. View of right front corner with shingles stripped

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Figure 12. Second floor iron rod suspension support. Rods probably support floor at previous column locations of the original school house. Support system gives unobstructed space across the 20.5' width of the room.



Figure 13. Last fire alarm Box 51 - July 17 at 4:00 AM, probably 1943. This chalkboard is on the first floor meeting room and has been preserved with a Plexiglass covering.

Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street



Figure 14. South side of the building with new shingles

### Applicant Qualifications

**Applicant Qualifications:** Explain your ability to carry out the project.

Residing the building is not a complicated process. The front of the building was re-shingled in about two weeks, including replacement of trim boards.

# Attachments

## Record plans of the property

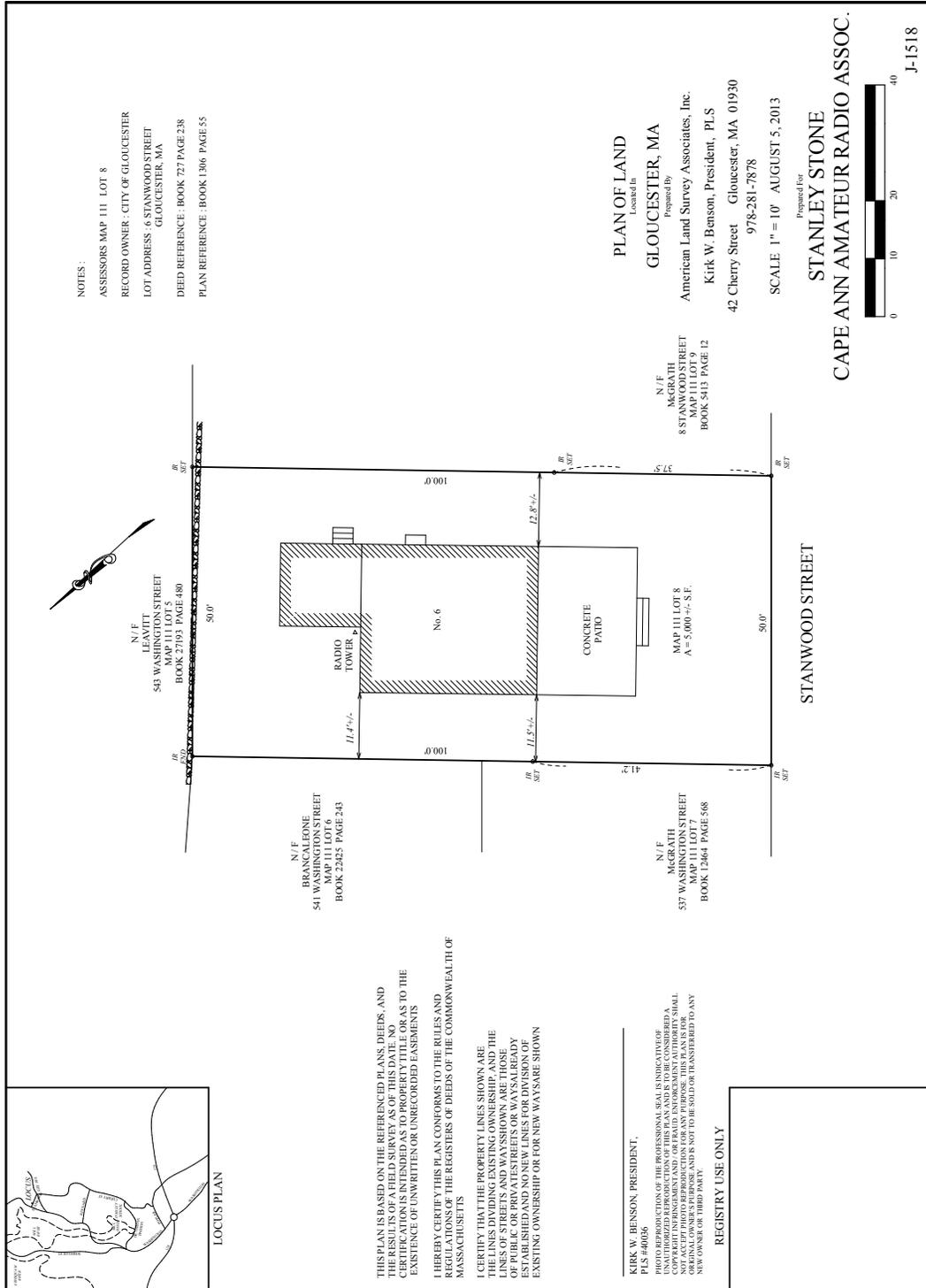


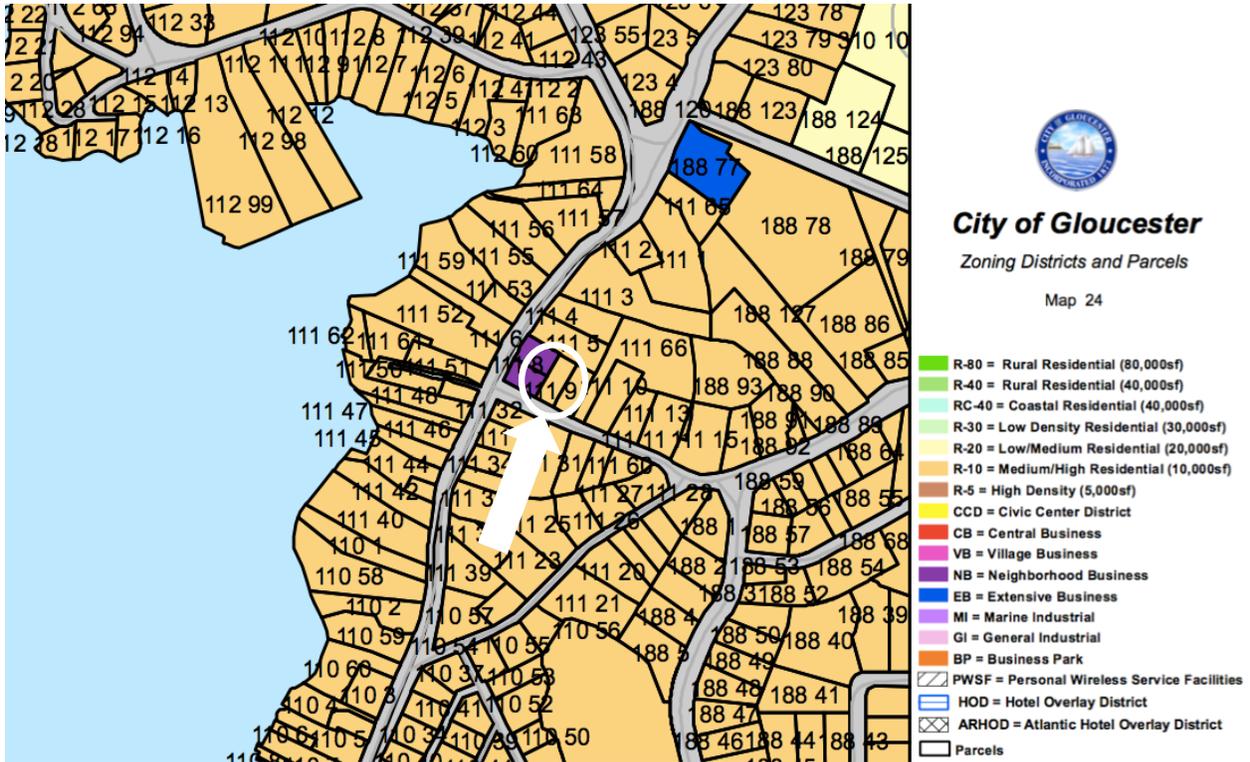
Figure 15. Latest survey of 6 Stanwood, August 2013

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

**Natural resource features**

The property has no natural resource features.

**Zoning**



The property at 6 Stanwood Street is zoned R-10.

**Inspection reports**

No inspection reports

**21E Reports and other environmental assessment reports**

No 21E reports

**Determination of the Gloucester Historical Commission.**



Gloucester Historical Commission

Gloucester City Hall

9 Dale Avenue

April 1, 2016

Debbie Laurie  
Community Preservation Committee  
3 Pond Road  
Gloucester City Hall Annex  
Gloucester, MA 01930

Dear Debbie Laurie,

On March 28 the Gloucester Historical Commission reviewed the eligibility of the remaining applicants for the 2016 CPA grant cycle. Representatives made presentations to the GHC, which helped us to make decisions regarding eligibility under CPA criteria. The applicants who attended our meeting included:

1. Cape Ann Amateur Radio Association for the restoration and preservation of the Wheeler School/GFD Riverdale Hose Co. No 2 at 6 Stanwood Street in its adaptive reuse as a clubhouse for a nonprofit organization. This property and the proposed project are eligible for CPA funds.
2. Mount Pleasant Cemetery Association for the restoration of the Civil War monument in Mount Pleasant Cemetery, which is in danger of falling. We find that the monument and its restoration are eligible for CPA funds.
3. Office of the City Clerk for the portable archival storage of City of Gloucester records. We find that the sustainable preservation of archives is eligible as a separate criterion under the CPA rules. It is also required by law for municipalities. We don't know how this grant proposal will be affected by Linda Lowe's retirement.
4. The Gloucester Writers Center for the archival preservation and cataloguing of books and manuscripts in the highly historically significant Maud/Olson Library, donated to them, to be installed at 108 East Main St. in Gloucester. This collection and GWC's goals for it are eligible for CPA funding.

The Gloucester Historical Commission has already sent letters of support of CPA eligibility for the Welcome Center in State Fort Park for historic preservation, rehabilitation of the Deluge 8 firehouse in Annisquam as an archivally safe repository for historically significant documents and artifacts, and the historic preservation and adaptive reuse of the Paul Manship Estate in

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Lanesville.

Another Eligibility Determination form forwarded to us by the CPC was requested by State of the Art Gallery for the recreation and relocation of the Earl F. Rice bronze plaque at the Blyman School. However, there was no presentation and we received no further information or photographs. A keyword search in Google did not lead to any information about this plaque other than the fact that Earl F. Rice was a World War II veteran. I talked with Roger Armstrong of State of the Art Gallery today and learned that the plaque needs to be recreated because it was stolen years ago and that he has received DPW approval for the work, needs to receive funds in time to do the work this summer, did not know to provide information to the GHC, does not know if the stone is on City property or to what site the stone should be relocated, and was not aware that he needed to submit a more substantive application to the CPC by April 15. He also meant to say Beeman School rather than Blyman School. I offered to have the GHC see photographs and/or make a site visit but pointed out that little time remains. We wonder if there other alternatives for this applicant and in any case are unable to make a determination of CPA eligibility at this time.

I hope this letter will meet the CPC's needs for evaluating proposals for CPA funding. Please let us know if there is anything further we can do. Thank you.

Sincerely,  
Mary Ellen Lepionka  
Co-Chair, Gloucester Historical Commission

### **Historic structure report or existing condition reports**

No reports for structure or existing conditions. Shingles on building were originally installed in 1980 and in very poor condition. Shingles were applied over clapboards due to their poor condition and the the high frequency of painting required.

### **Names and addresses of project architects, contractors, and consultants**

Zac Smith Brothers Carpentry, 6 Emerald St, Lanesville, MA 01930

*Note: Zac Smith shingled the front of 6 Stanwood St in 2015.*

CF Carpentry, 50 Fernald St, Gloucester, MA 01930

**Evidence that appropriate professional standards will be followed** The required restoration work of the siding and trim to the building is standard carpentry work. Guidelines in “The Secretary of the Interior’s Standards for the Treatment of Historic Properties” will be referenced for the optimal treatment of the

### **Proof of specific site control**

The property at 6 Stanwood Street was purchased by the Cape Ann Amateur Radio Association (CAARA) from the City of Gloucester in December 2014. The current deed and an associated license are registered at the Southern Essex District Registry of Deeds in Salem, Massachusetts and included in this document. Links to these documents can be found below.

<http://salemdeeds.com/salemdeeds/ImageDetail.aspx?stype=recdoc&machine=&year=2015&month=1&day=2&docnum=166&seqnum=%20&book=33780&page=259&homebk=33780&homebk=&clearpostback=true>

<http://salemdeeds.com/salemdeeds/ImageDetail.aspx?stype=recdoc&machine=&year=2015&month=1&day=2&docnum=167&seqnum=%20&book=33780&page=261&homebk=33780&homebk=&clearpostback=true>

The property is under the control of CAARA, with the exception that if CAARA ceases to exist, ownership of the property reverts back to the City of Gloucester. Likewise, CAARA cannot transfer the property to another party without the permission of the City. The license agreement allows limited passage across the driveway of an abutter, but no legal ownership or easement.

The original deed is included as the last recorded transfer of the property before the purchase by CAARA in 2014. This transfer is dated July 15, 1867. A transcription of the deed is included for the reader's convenience.

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

1867 Deed - Original

BOOK 727  
PAGE 238  
  
DEED FOR  
6 STANWOOD  
STREET  
  
BETSY TUCKER  
TO  
CITY OF  
GLOUCESTER  
  
JULY 15, 1867

Know all men by these presents, that I, Betsy Tucker, <sup>B. Tucker to Town of Gloucester</sup>  
of Gloucester, in the County of Essex and State of Massachusetts, in con- <sup>Law 251, 2. Stamp Duty cancelled</sup>  
sideration of two hundred dollars paid by the inhabitants of the Town  
of Gloucester, the receipt whereof is hereby acknowledged, do hereby  
give grant, bargain, sell and convey unto the said inhabitants & their  
successors forever, a certain tract or parcel of land situated in River-  
dale, so called in said Gloucester, bounded and described as follows:  
viz. Beginning at a stake by the wall at the side of the road leading  
from the road to Amisquam into the woods, and near the homestead  
of Henry Stanwood, thence running northwesterly one hundred feet  
thence southerly fifty feet at right angle with the first mentioned  
line, thence easterly one hundred feet to a point fifty feet from  
and opposite to the place begun at, thence the same course to the  
aforesaid wall, thence by said wall as the wall runs to the place be-  
gun at. It being a portion of the land set off by order of Court from  
the estate of my father said what is to me as my share in said  
estate. To have and to hold the above granted premises, with  
all the privileges and appurtenances thereto belonging to the said  
inhabitants to their use and behoof forever. And I the said Betsy  
Tucker for myself and my heirs, executors and administrators do cov-  
enant with the said inhabitants heirs and assigns, that I am law-  
fully seized in fee simple of the aforesaid premises; that they are  
free from all incumbrances, that I have good right to sell and con-  
vey the same to the said inhabitants heirs and assigns forever as  
aforesaid; and that I will and my heirs, executors and administra-  
tors shall warrant and defend the same to the said inhabitants  
heirs and assigns forever, against the lawful claims and demands  
of all persons. In Witness Whereof, I the said Betsy Tucker  
have hereunto set my hand and seal this thirteenth day of July in  
the year of our Lord eighteen hundred and sixty seven, the words fifty  
feet were inserted before signing. Betsy Tucker seal.  
Signed, sealed and delivered } Essex, ss. July 13, 1867. Then personally  
in presence of Cyrus Stong } appressed the above named Betsy  
Signature B. Sylvester } Tucker and acknowledged the above  
instrument to be her free act and deed,  
before me, Cyrus Stong, Justice of the Peace.  
Essex ss. July 15, 1867. I am before 12 M. Rec. 4689 - Ephraim Brown Reg.

Figure 16. Deed transferring 6 Stanwood St from Betsy Tucker to City of Gloucester

**1867 Deed - Transcription**

**Transcription of 1867 Deed**

**Book 727, Page 238**

**Know all men by these present,**

That I Betsey Tucker of Gloucester in the county of Essex and State of Massachusetts, in consideration of two hundred dollars paid by the Inhabitants of the town of Gloucester, the receipt whereof is hereby acknowledged do hereby give grant, bargain, sell and convey unto the said Inhabitants & their successors forever a certain parcel or tract of land situated in Riverdale “so called” in said Gloucester bounded and described as follows,

Viz. [Videlicet] Beginning at a stake by the wall at the side of the road leading from the road to Annisquam into the wood and near the homestead of Henry Stanwood, thence running northeasterly one hundred feed, thence southeasterly fifty feet at right angles with the first mentioned line, then southwesterly one hundred feet to a point fifty feet from and opposite to the place begun at, thence the same course to the aforesaid wall, thence by said wall as the wall mark as the wall runs to the place begun at. It being a portion of the land set off by order of court from the estate of my father David Wharf to me as my share in said estate.

**To have and to hold** the above granted premises with all the privileges and appurtenances thereto belonging to the said Inhabitants to their use and behoof forever. And I the said Betsey Tucker for myself and my heirs, executors and administrators do covenant with the said Inhabitants heirs and assigns, that I am lawfully seized in fee simple [legal possession—seizen] of the aforegranted premises, that they are free from all incombrances that I have good right to sell and convey the same to the said Inhabitants heirs and assigns forever as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Inhabitants heirs and assigns forever against the lawful claims and demands of all persons.

**In witness whereof** I the said Betsey Tucker have hereunto set my hand and seal this thirteenth day of July in the year of our Lord eighteen hundred and sixty seven. The words “fifty feet” were inserted before signing. Betsey Tucker [seal] signed sealed and delivered. Essex ss July 18 1867 Then personally in presence of Cyrus Story Ignatius B. Sylvester

Appeared then personally the above named Betsey Tucker and acknowledged the above instrument to be her free act and deed,

before me, Cyrus Story, Justice of the Peace

Essex as Rec. July 15, 1867 10m. before 12m. Rec & Ex. [Received & Executed] Ephr[a]m Brown, Reg[istrar]

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

2014 Deed and License Agreement

2 Box 190

P.C.S

2015010200166 Bk:33780 Pg:259  
01/02/2015 12:19 DEED Pg 1/2

QUITCLAIM DEED

Locus: 6 Stanwood Street, Gloucester, Mass. 01930

**Know all persons by these presents:**

That the City of Gloucester, a Municipal Corporation, in the County of Essex and Commonwealth of Massachusetts, in consideration of the sum of Two Thousand Three Hundred and 00/100 (\$2,300.00) Dollars, to it paid by the Cape Ann Amateur Radio Association, Inc., a Massachusetts Corporation, of 6 Stanwood Street, Gloucester, MA 01930, the receipt and sufficiency whereof are hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Cape Ann Amateur Radio Association, Inc., its successors and assigns, a certain parcel of land located at 6 Stanwood Street, Gloucester, as shown on Assessors Map 111, Lot 8, further bounded and described as follows:

Beginning at a stake by the wall at the side of the road leading from the road to Annisquam into the wood and near the homestead of Henry Stanwood, thence running northeasterly one hundred feet, thence southeasterly fifty feet at right angles with the first-mentioned line, then southwesterly one hundred feet to a point fifty feet from and opposite to the place begun at, thence the same course to the aforesaid wall, thence by said wall as the wall mark as the wall runs to the place begun at. Being a portion of the land set off by order of court from the estate of David Wharf. Said Property is shown in Plan Book 1306, Plan 55, dated November, 1890, surveyed by W. H. Foss, and marked as "City of Gloucester."

This transfer is conditioned upon the Cape Ann Amateur Radio Association, Inc. remaining a viable not-for-profit organization and in good standing with the Commonwealth of Massachusetts. If the Grantee at any time ceases to operate as a viable not-for-profit corporation or is dissolved by the Massachusetts Secretary of State's Office, then the fee to said property shall revert to the City of Gloucester. The Grantee shall not be allowed to transfer this Property to any other entity without the written permission of the City of Gloucester.

This Property is subject to a License Agreement recorded herewith among the City of Gloucester, the Cape Ann Amateur Radio Association, and Karen Elliot, of 541 Washington Street, Gloucester, Massachusetts for the use of an Access Area shown on a plan recorded herewith.

Being the same premises conveyed to the Grantor by deed of Betsey Tucker dated July 18, 1867, and recorded in the Essex South District Registry of Deeds in Book 727, Page 238.

Executed by my hand and seal this 22 day of December, 2014.

CITY OF GLOUCESTER

  
By its Mayor, Carolyn A. Kirk

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

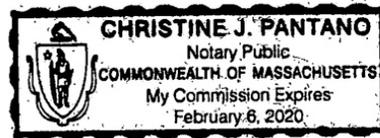
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Commonwealth of Massachusetts

Essex, ss

On this 22 day of December, 2014, before me, the undersigned notary public, personally appeared **Carolyn A. Kirk** and proved to me through satisfactory evidence of identification, which was a Massachusetts drivers license, to be the person whose name is signed on the attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Christine J. Pantano  
Notary Public  
My commission expires: February 6, 2020



Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

6 Box  
190

(R.W.)  
L.P.M.W.



LICENSE AGREEMENT

December 31, 2014

Parties

Cape Ann Amateur Radio Association, Inc. ("CAARA" or "Licensor"), a Massachusetts non-profit corporation with a mailing address of 6 Stanwood Street, Gloucester, Massachusetts; and

Karen M. Elliot ("Ms. Elliot" or "Licensee"), of 541 Washington Street, Gloucester, Massachusetts; and

Any successor-in-interest to Ms. Elliot who is not a member of Ms. Elliot's Immediate Family as defined below ("Successor Licensee"); and

City of Gloucester ("City"), a municipal corporation located at 9 Dale Avenue, Gloucester, Massachusetts.

Recitals

WHEREAS, the City has sold the real property at 6 Stanwood Street to CAARA based in part on the service that CAARA provides to the City and with the understanding that CAARA will provide Ms. Elliot with access to her property, and the City has retained a reversionary right if CAARA ever ceases to use the property for its charitable purpose; and

WHEREAS, the owners of 541 Washington Street have used a portion of City property for access to 541 Washington Street for at least 40 years, said portion marked as "Access Area" on the attached Exhibit A; and

WHEREAS, Ms. Elliot, the current owner of 541 Washington Street ("Premises"), wishes to enter into a contract with CAARA to ensure access to her property.

Agreements

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties intending to be legally bound hereby agree as follows:

1. Licensor grants Licensee, her Immediate Family and their invitees and guests a non-exclusive, revocable License to use the Access Area for vehicular and pedestrian passage to, from and between the Premises and Stanwood Street. Licensor consents to the occasional passage and use by delivery and landscaping vehicles, which are permitted to extend beyond the License Area as reasonably necessary to accommodate the vehicle size and turning radius. The term "Immediate Family" comprises Ms. Elliot's spouse, direct descendants, Ms. Elliot's parents, and Ms. Elliot's siblings. The License shall be revocable only as follows: In the event that Licensor or Successor Licensor determine that Licensee or any of her agents has violated this License by repeatedly over time using

6 Stanwood Street License Agreement

Page 1 of 5

\* SEE PLAN DRAWN BY AMERICAN LAND SURVEY ASSOCIATES, INC.  
DATED AUG. 5, 2013 (REV. 10/3/14)

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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- the Access Area in a manner (a) that is seriously detrimental to the health, safety, and welfare of Licensor and Successor Licensor (b) that materially and substantially prohibits the Licensor from being able to use the Access Area as set out below, and (c) that is not permitted herein, (all together "Violation"), Licensor or Successor Licensor shall provide written notice of the alleged Violation herein to the Licensee. Such notice shall be delivered by one of the following means (a) in hand, (b) by constable, (c) by certified mail, with return receipt requested and received, postage prepaid or (d) by nationally recognized overnight delivery with signed receipt of service. If Licensee does not cease such noticed Violation within 30 days after receipt of notice, Licensor shall be allowed to terminate this Agreement by providing written notice of termination to the Licensee. Following receipt of a termination notice under this License agreement, Licensee shall have a reasonable period of time before the termination takes effect in order to make alternative access and parking arrangements.
2. The Licensee and Immediate Family may assign this License upon conveyance of the Premises, and not otherwise. Upon conveyance of the Premises to a successor Licensee who is not a member of Licensee's Immediate Family ("Successor Licensee"), this License shall be terminable as follows: In the event that Licensor or Successor Licensor determine that Licensee or any of her agents, Immediate Family, or guests has repeatedly behaved in manner that is seriously detrimental to the health, safety, and welfare of Licensor and Successor Licensor, while using the Access Area, Licensor or Successor Licensor shall provide written notice of the alleged violations herein to the Licensee. Such notice shall be delivered in hand, by constable, certified mail, return receipt requested, postage prepaid or by nationally recognized overnight delivery. If Licensee does not cure such violations within 30 days, Licensor shall be allowed to terminate this Agreement by providing written notice of termination to the Licensee.
  3. CAARA shall have the right to park in the Access Area during regularly scheduled meetings, which as of the date of this Agreement are Sunday mornings between 9:00 a.m. and 12:00 p.m. and Wednesday evenings between 7:00 p.m. and 9:00 p.m. CAARA reserves the right to change its meeting times and dates but shall not be permitted to park in the Access Area during such regular meetings more than twice a week or for more than five (5) hours a week. CAARA shall give Ms. Elliot two weeks' notice of any permanent change in its meeting times and shall negotiate in good faith with her if she expresses objections. CAARA may also use the Access Area in times of emergency when the CAARA Communications Center is activated. CAARA will use the Access Area as a last resort, that is, in times when no other parking is available at 6 Stanwood Street. Other than agreed to herein, parking is not allowed in the Access Area. CAARA shall not block the Access Area except during the regularly scheduled times described above. CAARA will make good faith efforts to permit Licensee access to remove from the Premises car(s) which are blocked in during the above times.
  4. It is understood and agreed that Licensee and Licensor/Successor Licensor shall in no event be construed or held to be partners, associates, affiliates, joint venturers or other related entities, and that the relationship between the Parties is, and at all times shall remain, that of Licensor and Licensee.

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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5. Licensee, successors, assigns, and transferees agree to indemnify, provide the defense of, reimburse and hold harmless Licensor and Successor Licensor, their officers, and employees from and against all costs, claims, actions, liabilities, damages, expenses, medical expenses, causes of actions, suits, or judgments by or on behalf of any person or persons, firm or firms, corporation or corporations, or any other business entity, or any governmental authority arising from any personal injury or property damage of any kind, to persons or property, caused by and arising out of Licensee's negligence in using the Access Area for the purposes under this Agreement.
6. Licensee acknowledges that Licensor has not made and does not make any representation or warranty as to any matter affecting or relating to the Access Area, including but not limited to the physical condition or suitability thereof for access; Licensee acknowledges that no such representation or warranty has been made; and Licensee agrees that this Agreement relates to the Access Area in "as-is" condition as of the date of this Agreement.
7. Except for access provided herein, Licensor and Successor Licensor cannot guarantee, warranty, or promise in any way that current or future owners of 537 Washington Street will allow access over that property to Licensee's property and as a result, Licensor and Successor Licensor cannot guarantee, warranty, or promise that Licensee will always have access to her property from Stanwood Street.
8. CAARA retains the right to reasonably reconfigure (but not reduce) the Access Area in cases where the use of the area along the property line with 537 Washington Street is advantageous for the erection of antennas or similar activities. Such reconfiguration shall not impede Licensee's or Successor Licensee's access to the Premises as provided above.
9. Except as otherwise agreed between them from time to time, the Parties shall each have the right but not obligation to maintain, plow, and repair the Access Area. Other than the meetings discussed in Paragraph 3, the Parties shall do nothing to impede or interfere with each other's reasonable use of the Access Area. If either Party wishes to improve or repair the Access Area, said Party shall promptly notify the other and present details of the work to be done. If any Party shall make any excavation in any portion of the Access Area for his or her own use and benefit or damage any portion, the Party so excavating or damaging agrees to restore the area to its pre-disturbed condition at such Party's expense immediately after the usage, maintenance, replacement, repair or damage or as soon as weather conditions allow. The Party so disturbing the Access Area shall perform all such work in a workmanlike manner and at such times so as not to inconvenience unreasonably other parties entitled to the use of the Access Area. Licensee shall not install any utilities or perform any underground work in the Access Area without the express, written permission of Licensor.
10. No building and no portion of any building are allowed in the Access Area.

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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11. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.
12. This Agreement supersedes all earlier letters, conversations, purchase orders, proposals, memoranda, and other written and oral communications, and it contains all the terms agreed on by the parties, with respect to the subject matter hereof, and no changes in, additions to, or subtractions from, this Agreement will be binding on the parties unless in writing and signed by CAARA, the City of Gloucester, and Karen Elliot.
13. If any term or provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable, the remainder of this Agreement or the application thereof to any circumstance other than that to which it is invalid or unenforceable shall not be affected thereby.
14. In the event of a dispute between or among the Parties concerning this License, the aggrieved Party shall send a written request asking the other Party to meet and confer in an effort to resolve the dispute. The other Party must agree to and attend at least one meeting and the Parties shall confer with each other in good faith to resolve the dispute. If the Parties cannot agree or compromise, the Parties may each submit the name of a Nominator to each other. The two Nominators shall choose a neutral arbitrator, who shall be someone with more than ten (10) years of legal, real estate, or business experience with no prior connection to any of the parties. The arbitrator shall confer with the Parties, either separately or together, and issue a written decision within two weeks of meeting with the Parties. The written agreement is binding on the Parties and judicially enforceable if the agreement is not in conflict with the law. The arbitrator's fee shall be evenly divided between the Parties. The provisions of this Paragraph shall not preclude either Party from commencing and prosecuting in any court of competent jurisdiction, any action (i) for equitable or injunctive relief of any kind or nature (including without limitation, any action commenced by either Party for specific performance of any obligations hereunder, or for obtaining a temporary or permanent restraining order, or to obtain an attachment) or (ii) to file an appeal to any applicable municipal or regulatory approval in order to preserve the rights of a Party to the extent such Party prevails in a dispute over such approval.
15. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.
16. This Agreement shall be recorded in the Essex South Registry of Deeds at Licensee's expense.
17. The Parties to this Agreement have been represented by counsel, fully understand all of its terms and conditions, and sign it freely.

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed and delivered as a sealed instrument effective as of the date first above written.

**CITY OF GLOUCESTER**

  
By its Mayor, Carolyn A. Kirk

**CAPE ANN AMATEUR RADIO ASSOCIATION, Inc.**

\_\_\_\_\_  
By its President, Henry M. McCarl

  
KAREN ELLIOT

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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**Evidence that the proposed site is free of hazardous materials**

Only exterior work is proposed—removal of stained cedar shingles. Underlying clapboards will not be removed or stripped. No hazardous materials are anticipated in this work.

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Letters of Support



CITY OF GLOUCESTER FIRE DEPARTMENT  
8 SCHOOL ST.  
GLOUCESTER, MA 01930  
978-281-9760



4/11/16

Community Preservation Committee of Gloucester,

I am writing this letter of support for the Cape Ann Amateur Radio Association (CAARA). CAARA has made its home and have been the stewards of 6 Stanwood Street for almost 40 years. This historic city building has been maintained by CAARA without significant assistance from the city. The purchase of the property from the city in 2014 by CAARA included long term plans including replacement of the exterior shingles and restoration of the trim work.

CAARA has consistently supported the city with ancillary emergency communications and helped staff the Emergency Operations Center whenever it has been activated. They are a critical part of our EOC staffing plan. In addition, they have trained many CERT volunteers who completed a standard radio operations course and both CAARA and CERT members volunteer and provide communications support at every significant public event such as road races and parades. This volunteer effort helps to bridge the gap in radio communications between event organizers and public safety adding significant value to the services CAARA provides to the community by assisting Emergency Management and Gloucester Public Safety.

I support and applaud CAARA's efforts to restore 6 Stanwood Street intended to increase its longevity, improve the neighborhood and continue to provide a facility for CAARA to operate from while serving our community. I ask the CPC to seriously consider CAARA's application and fund their request.

A handwritten signature in black ink, appearing to read "Eric L. Smith", written over a horizontal line.

Fire Chief Eric L Smith

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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CITY OF GLOUCESTER FIRE DEPARTMENT  
8 SCHOOL ST.  
GLOUCESTER, MA 01930  
978-281-9760



April 11, 2016

Community Preservation Committee of Gloucester,

I am writing this letter in support of Cape Ann Amateur Radio Association (CAARA) and their efforts to restore their facility at 6 Stanwood Street. CAARA has occupied and maintained this historic city property without significant assistance from the city for almost 40 years.

CAARA plays an important role in public safety and emergency management for the city by providing emergency communications support as well as aiding public events such as road races and parades with communications support. They have trained CERT volunteers in standard radio operations, and help man the city's Emergency Operations Center whenever it is activated.

I support CAARA and their efforts and I hope you consider their project funding request to help restore and preserve their home so they may continue their outstanding service to the community.

Thank you

A handwritten signature in black ink, appearing to read "Thomas L. Aiello".

Thomas L. Aiello  
Assistant Fire Chief/EMD

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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**LAW OFFICE OF MEREDITH A. FINE**

(978) 515-7224 phone  
(978) 314-9277 cell  
(978) 274-1960 fax

85 Eastern Avenue Suite 302  
Gloucester, Massachusetts 01930  
meredith@attorneymeredithfine.com

April 13, 2016

Community Preservation Committee  
c/o Debbie Laurie  
City of Gloucester  
3 Pond Road  
Gloucester, Massachusetts 01930

*Re: Cape Ann Amateur Radio Association*

Dear Ms. Laurie:

I am writing to support the application of the Cape Ann Amateur Radio Association for Community Preservation funds to improve their building at 6 Stanwood Street. I represented the Association when the building was purchased from the City, so I write to you both as its attorney and as a proud honorary member of the Association.

The Cape Ann Amateur Radio Association (CAARA) has provided thousands of hours of free public service to Cape Ann and beyond for 42 years. The Association's volunteers are a vital part of Gloucester's civil defense umbrella, providing emergency communications through hurricanes, snowstorms, and all manner of disasters. Association members volunteer for road races and other large events that rely on radio communication to protect the health and safety of participants. The Association also provides training and scholarships for ham radio fans throughout the region. Truly, Gloucester is a safer, more cohesive community because of the efforts of CAARA members.

The Stanwood Road building was originally a fire station. In 1975, it became CAARA's home. Club members have spent thousands of dollars and hundreds of hours restoring and improving it. I enthusiastically support their application for CPA funds to continue this work

Very truly yours,



Meredith A. Fine

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Real Estate / Business Counseling / Licenses & Permits / Litigation & Dispute Resolution  
[www.capeannlegal.com](http://www.capeannlegal.com)

Attachments - Exterior Restoration of  
Wheeler School and GFD Riverdale Hose Co. No. 2 at 6 Stanwood Street

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Robert P. Quinn  
150 Cherry St.  
Gloucester, MA 01930  
Tel. (978)281-1408  
[Bquinn32@comcast.net](mailto:Bquinn32@comcast.net)

April 14, 2016

To: Community Preservation Committee of Gloucester

Subject: CAARA 6 Stanwood St., Gloucester, MA 01930

I have been associated with Riverdale Since 1944. I was a member of Troop 7, Riverdale and attended weekly meetings for four years. In the summer we camped out at Pines and worked around the neighborhood cleaning the area and working for the local dairies cleaning bottles.

In 1964 I had a home built on Cherry Street and raised my three children there and supported the neighborhood. I sent a letter to the city requesting the reduction in speed limit on the street to protect the safety of our children. I received my amateur radio license and have been associated with the building on 6 Stanwood St. for the past 20 years. I consider the building as my second home and remember my association as a fire station in 1944 and a great historic building.

I support and applaud CAARA in their efforts to restore 6 Stanwood St. to preserve its historic value and as an emergency support group for the community.

Robert P. Quinn WV1A

Cc Stanley Stone

## Additional information

### Exterior Photographs



Figure 17. Front of building with freshly shingled face, south facing.



Figure 18. West side of building

Attachments - Exterior Restoration of  
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Figure 19. North and west sides of building



Figure 20. East side of building

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## History Summary from Gloucester Archives

### STANWOOD STREET #6

For Henry McCarl, by Sarah Dunlap, January 13, 2016

1867, land bought from Betsy Tucker for \$200, Wheeler School house built, lot size 50'x100', for \$1740, including the cellar and all parts. Ward 6.

1884 Atlas to 1899 Stadly Atlas, the building is still called the Wheeler School. But from 1879 in the Annual Reports, it is not listed in the schools of the city, but shows up in Public Property as a school building, "Wheeler School and land", worth \$800 in 1879, \$500 in 1882-1892.

In 1882, in the Record of School buildings, p. 50, [CC233], it states that the was "not used at present for school purposes" and therefore is should be made available for "sons of Temperance and other organizations in which to hold meetings."

1894, it is still not a school, but is in Public Property in the Annual Report, and the value has risen to \$1940. And so it continued in the Annual Reports until 1903. In that year's Engineer's report for the Fire Department, p.2, he wrote "with a better distribution of the apparatus now located in the heart of the city, as recommended in my former reports, Ward 6 and the Riverdale district would have good protection and without any further outlay for apparatus." Despite this, the building seems to have remained the unused Wheeler School house through 1909, although between 1905 and 1909 the date of construction is 1897 (perhaps a typo for 1867?)

1911-1920s – the Fire Department Engine House and land, Stanwood St. \$1500. It housed Hose Company No. 2, a hose wagon weighing 2,100 lbs, built in 1904. Allen J. Tucker was the captain, and there were 9 other firemen, all from nearby. In 1922, the value of the building went up to \$2400.

1926, it was still Riverdale Station, Hose No. 2, and Leroy Collins was the captain, with only 4 others.

By 1932, the hose was gone and Combination B. was housed on Stanwood St., Leroy Collins still the captain. This is from the City Directory.

By 1941 and 1942, the City Directory has Chemical Engine #1 housed in the building, Collins still captain.

In 1943, the inaugural address of Weston U. Friend talks about the improvements in the Fire Department under Homer R. Marchant: "He joined the department in the "horse and buggy" days and has witnessed and directed its development into a modern fire fighting organization. ...elevating the department to its present high degree of efficiency." (p. 6, 1943 Annual Report)

Part of this increased efficiency must have been the elimination of several small stations, because the Fire department no longer has it as a fire station from 1944 on. There were then only four: Central, Magnolia, Bay View and East Gloucester stations.

I haven't found the raising of the building to become a fire station – perhaps indicated by the rise in value in 1894 – perhaps the rise in value was only due to general inflation or property values rising.

If there are specific parts of this that you would like me to look into further, please let me know.

Sarah

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### Improvements and Repairs Since 1966

The Cape Ann Amateur Radio Association has completed the following improvements and repairs, at *no cost* to the City of Gloucester, since 1966. The following list is a review of the *major* repairs and improvements, cost estimated to be over \$70,000.

#### LEGEND

**PC = Cape Ann Pigeon Flyers**

**CAARA = Cape Ann Amateur Radio Association**

**1966** First floor. Painted and paneled, enclosed radiators, sanded and refinished floor, repaired all windows, cleaned and painted toilet and replaced wash basin.

Second floor. Lowered ceiling, repaired plaster and repainted, repaired toilet and repaired windows. **PC**

**1967** Repaired half of roof, stripped old shingles and tar paper, replaced rotten boards, laid new tar paper and shingles. **PC**

**1969** Building exterior. Replaced broken siding, scraped old paint, caulked windows and doors, repainted. **PC**

**1970** All windows on first floor broken by rocks on Halloween. Replaced all broken glass and installed metal screens to prevent further breakages. **PC**

**1972** Touched up paint, replaced broken siding, and caulked where necessary. **PC**

**1973** Installed new gas heater system 1<sup>st</sup> floor, replacing old deteriorating steam heating system. **PC**

**1975** Second floor. Painted floor, puttied and repainted windows, installed a gas heater, repaired tables and installed a workbench. **CAARA**

**1978** Scraped and touched up exterior paint, replaced broken siding, caulked windows and doors. **PC & CAARA**

**1979** Completed second half of roof, stripped off old shingles and tar paper, replaced rotted boards, laid new tar paper and shingles. **PC & CAARA**

**1980** Shingled exterior walls of building with new cedar shingles. **PC & CAARA**

**1981** Replaced rotted boards and fascia boards around roof, installed new gutters and down spouts. **PC & CAARA**

**1982** Installed lights in cellar. **CAARA**

**1983** Repaired pipes in cellar. **CAARA**

**1984** Completely renovated bathroom. Installed shutoff valves in bathroom plumbing. Installed stair treads. **CAARA**

**1985** Installed new door casing and repaired door. Installed down spouts from roof. Painted entrance walls and ceiling. Repaired service cable to meter box. **CAARA**

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**1986** Second floor. Painted ceiling, walls and floors. Repaired windows and blinds. Covered cellar window. Graded land for proper runoff. Covered first floor glass in front door with Masonite. **CAARA**

**1987** Upgraded heating system for even distribution. Installed insulated heating ducts. Painted and tiled toilet. Removed and disposed of old steam pipes. **CAARA**

**1988** Built enclosed radio operating room. Replaced windows. Repainted hallway and floors. Overhauled entire plumbing system. **CAARA**

**1989** Touched up exterior paint. Serviced heaters. Re-puttied all windows. Installed automatic safety light system on the second floor and stairway. **CAARA**

**1990** Second floor. Installed an escape door in rear. Repaired ceiling in radio room. Installed new threshold in lower entrance and first floor aluminum window. **CAARA**

**1992** Installed cement base and stanchions to protect new gas meter from damage. **CAARA**

**1993** Installed complete new electrical service. Rewired building. Brought building up to code. Installed new outlets and electrical boxes. Installed new light outside of entrance door. **CAARA**

**1994** Replaced windows and painted trim. Removed oil tank from cellar. Removed broken and dangerous pipe on front patio. **CAARA**

**1996** Stained the outside shingles, replaced screening on attic vents. **CAARA**

**2000** Cleaned and overhauled kitchen and downstairs. Established emergency supplies cabinet in downstairs, replaced refrigerator and microwave and added second operating station. **CAARA**

**2004** Obtained new tables for downstairs, sealed leaks in basement windows, lagged and insulated water pipes, shifted to year-round heating. **CAARA**

**2006** Replaced chimney from the roofline to the peak. Surveyed the electrical systems for emergency services upgrades and the roof for replacement. **CAARA**

**2007** New roof installed. **CAARA**

**2011** Natural gas line modified to accommodate fueling a backup power generator. Existing generator modified to operate on natural gas. **CAARA**

**2012** Extensive renovations on 2<sup>nd</sup> floor to increase number of stations and to improve operations and training space. Also improved area for small group meetings. **CAARA**

**2013** First floor walls painted. Property survey complete. Negotiations with City of Gloucester to purchase 6 Stanwood St began. **CAARA**

**2014** Purchased property from the City of Gloucester in December for 1% of assessed value (\$2,300) and included a license agreement with neighbor for passage to her property. **CAARA**

**2015** Replaced ceiling in kitchen.

### **Cape Ann Amateur Radio Association Mission Statement**

The Cape Ann Amateur Radio Association is a non-profit organization whose mission is to:

- provide health and safety communication services for emergencies and disasters on Cape Ann and in other areas when requested
- provide health, safety and coordination services for community events
- maintain disaster and emergency readiness by conducting regular simulation drills and participating in national disaster simulations
- educate and train new amateur radio operators and to maintain a well-tuned disaster team
- conduct FCC testing for new licenses and those wishing to upgrade
- provide educational services and demonstrations to local area schools and community organizations such as the Boy Scouts
- conduct public demonstrations and educational events
- assist public utilities, such as the Mass Electric Company, in finding radio frequency interferences that could potentially harm or hinder emergency communication activities
- create a positive, supportive environment for our members that promotes camaraderie and fellowship. Cape Ann Amateur Radio Association members will serve the public unselfishly, will not take any form of remuneration for their services, and will only undertake activities that are 100% for the general good.

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**CAARA Public Service Events 2016**

	<b>Race / Event</b>	<b>Distance / Course</b>	<b>Starting Location</b>	<b>Date</b>
1	YuKanRun Fool's Dual	5K & Half Marathon	O'Maley School, GLO	Sunday April 3 <sup>rd</sup>
2	Streamline Events Twin Lights	Half Marathon	Good Harbor Beach, GLO	Saturday May 7 <sup>th</sup>
3	YuKanRun Fast Half	Half Marathon	Hamilton-Wenham High School	Sunday May 15 <sup>th</sup>
4	Rocky Neck Art Assn	5K	Rocky Neck Parking Lot, GLO	Sunday May 15 <sup>th</sup>
5	Rockport Motif #1 Day	5K	T-Wharf, Rockport	Saturday May 21 <sup>st</sup>
6	YuKanRun Twin Lobster	1M & Half Marathon	Gloucester High School	Sunday June 5 <sup>th</sup>
7	YMCA Father's Day	5K & 10K	Rockport High School	Sunday June 19 <sup>th</sup>
8	YMCA St. Peter's Fiesta	5K	Stage Fort Park, GLO	Thursday June 23 <sup>rd</sup>
9	Fishtown Horribles Parade (NSRA)	Parade	through downtown GLO	Sunday July 3 <sup>rd</sup>
10	Blackburn Challenge (NSRA)	Rowing around Cape Ann	Pavilion Beach, GLO harbor	Saturday July 16 <sup>th</sup>
11	YuKanRun Triple Threat	1M, 5K, Half Marathon	Rockport High School	Sunday Aug. 7 <sup>th</sup>
12	YMCA Around Cape Ann (NSRA)	25K	O'Maley Middle School, GLO	Monday Sept. 5 <sup>th</sup>
13	Lone Gull	10K	Good Harbor Beach, GLO	Sunday Sept. 25 <sup>th</sup>
14	YuKanRun Half-by-the-Sea	Half Marathon	Manchester Essex Memorial School	Sunday Sept. 25 <sup>th</sup>
15	Boston Wounded Veterans	5K & 10K	Good Harbor Beach, GLO	Sunday Oct. 2 <sup>nd</sup>
16	YuKanRun Stache Halfe	1M & Half Marathon	Ipswich High School	Sunday Nov. 13 <sup>th</sup>
17	Gloucester Downtown X-mas Parade (NSRA)	Parade	State Fish Pier, GLO	Sunday Nov. 27 <sup>th</sup>
18	YuKanRun Happy Holidays	2.62M & Half Merrython	Good Harbor Beach, GLO	Sunday Dec. 4 <sup>th</sup>

Blue items are managed by NSRA

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**IRS Determination Letter of 501(c)(3) Status**

**Internal Revenue Service**

**Date:** October 26, 2006

CAPE ANN AMATEUR RADIO ASSOCIATION  
INC  
6 STANWOOD ST  
GLOUCESTER MA 01930-1721

**Department of the Treasury**  
**P. O. Box 2508**  
**Cincinnati, OH 45201**

**Person to Contact:**

Mr. Mason 31-07424  
Customer Service Specialist  
**Toll Free Telephone Number:**  
877-829-5500  
**Federal Identification Number:**  
04-2612032

Dear Sir or Madam:

This is in response to your request of October 26, 2006, regarding your organization's tax-exempt status.

In December 1987 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under section 509(a)(2) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE  
Customer Account Services