



CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title: Deluge 8 Firehouse Rehabilitation and Renovation

Project Summary: The project involves rehabilitation and renovation of the Annisquam Village “Deluge 8” firehouse, now home of the Annisquam Historical Society. Built in 1847, operated until 1887, and subsequently used as a repository for documents and artifacts donated by generations of Village residents, the firehouse is has been determined by the Gloucester Historic Commission to be significant in the history and culture of the city. The firehouse is now in disrepair and unsuitable for the safe storage and display of material with proven significance for Gloucester’s history. Based on Inspection by 3 local contractors who specialize in rehabilitation of historic properties, essential upgrades to protect the collection and maximize use of the property include installation of HVAC equipment and insulation, relocation of sprinklers, upgrading electrical systems, painting, and restoration of plaster, windows, floors and garage doors, as well as ancillary functions such as permitting, container rental, and demolition. CPA funding would provide for the initial steps in a long range plan with funding from multiple sources to restore and preserve the building and provide an appropriate environment for its contents, including safe storage of, and public access to, the historical collections. Renovation would be in accordance with Standards for the Treatment of Historic Properties.

Estimated start date: ____January 1, 2017 Estimated completion date May 31, 2017

CPA Program Area:

- Open Space x Historic Preservation
 Community Housing Recreation

II: Applicant/Developer Information

Contact Person with primary responsibility for project: Dave Pearce, President,

Organization (if applicable): Annisquam Association

Mailing Address: 722 Washington St, Gloucester, MA 01930

Daytime phone #:617-413-8161

Fax #:

E-mail address: cdavispearce@hotmail.com

Federal ID# EIN 04-6115161

III: Budget Summary

Total budget for project: \$124,400

CPA funding request: \$99,400

CPA request as percentage of total budget: 80%

Applicant’s Signature: _Dave Pearce_(signature on hard copies
Printed name and Position: President, Annisquam Association

CPA Application Narrative: The Annisquam Deluge I Firehouse and its Historic Contents: Preserving, Protecting and Enhancing a “Usable Past”

DESCRIPTION OF THE PROJECT, THE PROPERTY INVOLVED AND ITS PROPOSED USE

Description of the Project: The project proposed by the Annisquam Historical Society consists of the preservation, rehabilitation and restoration of the 1831 Annisquam Deluge 8 Firehouse and protection of its historic contents as part of a broader long range plan to make the historical record of Annisquam Village more generally accessible to all in the form of a “usable past.” The mission of the Annisquam Historical Society is “to collect, preserve, and exhibit historical artifacts and data of local significance from prehistory to the present, and to interpret the history and traditions of the Annisquam community for the enjoyment and enlightenment of residents and visitors of all ages.” Pursuit of this mission now requires substantial enhancement, restoration and rehabilitation of the Firehouse building, and protection and preservation of the historical objects housed within it. This CPA grant application is in aid of the goal of rehabilitating and preserving the building and providing an appropriate climate-controlled environment for its contents, including safe storage of, and public access to, its historical collections—all to be done in accordance with the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties. To this end we have had budget proposals made by area contractors and preservation specialists, and their advice is reflected in this grant proposal.

Description of the Property: The Deluge 8 Firehouse is a two-story frame building, built in 1831 and moved to its present location in 1847, where it continued to operate until 1887 as a firehouse for the village of Annisquam, complete with horse-drawn hand-tub and steam engines, volunteer firefighters, and other equipment, some of which remains in the building. Subsequently it has been maintained by the Annisquam Historical Society as a repository for historically significant documents and artifacts donated by generations of Village residents including collections of historically significant letters, ledgers, logs, albums, books, pamphlets, newspapers, cameras, prints, maps, broadsides, photographs, 900 glass plates, paintings, sketches, genealogical and real estate data, ephemera, dolls, toys, games, furniture, china, miniatures, natural history specimens, Native American artifacts, and clothing and accessories. These collections have considerable time depth, with some items dating to before the Civil War. The property is owned by the Annisquam Association (parent organization of the Village Hall Association and its Annisquam Historical Society).

The Firehouse and its contents fit the CPA definition of “historic resources” in that it has been determined by the Gloucester Historic Preservation Commission to be significant in the history, archeology, architecture and culture of the City (see attached letter) and it is listed in the Massachusetts Cultural Resource Information System (MACRIS) database (GLO700). It is eligible for National Register listing and has been included in the Gloucester Historical Commission’s 2015 and 2016 Survey and Planning matching grants from the Massachusetts Historical Commission and the Dusky Foundation. The Firehouse and adjoining Village Hall and Leonard School buildings will form the nexus of a planned new National Register District.

The Firehouse has a pitched roof with asphalt shingles and gutters in need of regular maintenance. The building is set on a granite sill with a small crawl space under a concrete floor that has been painted with

liquid vinyl. There is no basement. The building is not insulated and lacks storm windows. Several panes of the antique glass are cracked or broken. Exposure to direct bright sunlight without UV protection has over the years caused random damage to photographs, paintings, fabrics, and garments. The Firehouse is neither heated in winter nor cooled in summer, and there is no provision for regulating humidity. The Firehouse has a sprinkler system on both floors, connected to the Village Hall's fire suppression system, and hand-held fire extinguishers, but the status of the smoke and fire detection and alarm systems is unknown, and though historically it had a sink and toilet for the use of firemen, there is no water in the building. There also is no security system or locking cabinets, which has resulted in past losses.

In 1986, the Northeast Document Conservation Center (NDCC) of Andover conducted an assessment of the collection and issued a report, which stated: "collections cook in summer, freeze in winter and suffer from high humidity year-round. These environmental conditions are completely unacceptable for these historical materials. Extremes of temperature and extremes in humidity are taking a serious toll on the objects stored in the firehouse, cutting their expected life many times. Control of temperature and humidity is the single most important measure that can be taken to prolong the life of library and archival materials; it is also the primary consideration in the preservation of many of the artifacts in the general historical collections. If the long-term preservation of these materials is deemed to be important, then improving environmental conditions in the firehouse must be considered one of the Annisquam Historical Society's highest priorities.

The community at the time lacked the resources to act on the NDCC recommendations. In recent years, however, broader community participation and a rejuvenated Historical Society committee membership supported by the parent organization, Annisquam Association, and numerous volunteers has resulted in a renewed commitment to fix the Firehouse inside and out as a proper repository for Annisquam's history and to provide archivally safe storage for its treasures, as the first stage in a plan to broaden the reach of the Museum and enhance its contribution to Annisquam Village and the City of Gloucester. This application for CPA funding is one component among others described below, representing that renewed commitment,

In the meantime, as a temporary solution, the Annisquam Historical Society has partnered with the Cape Ann Museum to help appraise the Firehouse collections and shelter its most vulnerable artifacts, pending essential improvements. For the return of artifacts on loan, and to preserve the wealth of paper- and fabric-based artifacts remaining in the Firehouse, the temperature needs to be maintained at 65 to 68 degrees F and the relative humidity at 48 to 50 percent, 24 hours a day, 365 days a year. To achieve this result, the building needs central heating and air conditioning and units for humidity control, and the climate control system needs to be able to function safely year-round in an unoccupied building.

Proposed Use: Our purpose with this project is to rediscover, reinvigorate, preserve and carry forward for future generations a "useable past" in the form of the stories the collections tell of "the making of 'Squam" as pre-historic gathering place of native Americans, fishing outpost, farming settlement, church parish, ship building site, artists' and writers' retreat, summer colony, yachting community—in short a classic example of the New England village as a place of work and leisure for generations of people from all walks of life.

Our vision for the future of the AHS Firehouse includes having a part-time paid professional curator work with and train volunteers to care for the collections, make the collections more available and accessible to the community and wider world, manage the digitization of and online access to documents and photographs, mount public exhibitions and educational events, and collaborate with other cultural institutions. For example, the American Antiquarian Society has already invited the AHS to participate in a joint exhibition with other local historical societies and archives at the Cape Ann Museum in the spring of 2018. Our vision for the future also includes publishing projects, including transcriptions of primary source accounts, vintage photographs, and an electronic journal. In December 2015 we published the first issue of the Annisquam Historical Society Journal, featuring research on the authentic 1850s Abbott & Downing Concord Coach presently stored in the Deluge 8 Firehouse.

The following describes how this purpose, would be served by CPA funding additionally supported by related initiatives undertaken by the Annisquam community.

What Community Preservation criteria – both general and category specific – does this project meet?

How the project meets GENERAL CRITERIA:

1. The project is *consistent with various plans* which are relevant to and utilized by the City regarding Historic Resources. For example, it is consistent with the goals of Gloucester’s Community Preservation Plan for Historic Preservation to “maintain and celebrate the heritage of Gloucester through preservation and interpretation of its historic sites, buildings, and monuments;” and to “retain the character, distinct identify and comfortable scale of the individual villages and neighborhoods that are Gloucester.”
2. The project serves to *preserve and enhance the essential character of the City*. As one of the earliest settlements in the area that is now Gloucester, Annisquam’s history as represented by the Firehouse and the collections it contains, are central to the historical character of the City
3. It would *protect resources that would otherwise be threatened*— not only a historically significant property but also the artifacts and documents it houses, which are threatened by inadequate storage conditions.
4. It would *not be feasible to serve a CPA purpose other than Historic Preservation*, as the property, a historic building on a small plot of land, is not suited to Affordable Housing, Open Space, or Recreation.
5. The project is *practical and feasible* and can be implemented within budget and on schedule within the 9 month time frame for Phase 1, as demonstrated by the detailed itemization of intended work and the commitment of a well-established and experienced oversight body, the Annisquam Association.
6. The project will produce an *advantageous cost/benefit value* through synergy with a variety related activities supported by the community to increase access to a “usable past” that will be accessible to members the village, city, state, and wider world--a value inestimably large in relation to cost .
7. The project will *leverage additional public and/or private funds* including grant proposals to Mass Humanities and the Massachusetts Cultural Council; a summer marketing campaign for donations from village and city residents; an on-site summer training program for volunteers and interns offered through

the Massachusetts Archives in collaboration with Gordon College and Simmons College; and the pro bono services of local experts in preservation, renovation, appraisal, and curatorial work.

Other efforts have been made as well and are underway. The AHS has received a Cultural Council grant for archival storage boxes and a Massachusetts Humanities grant for the cataloguing of 39 scrapbooks and albums donated by Village residents over the generations. Mass Humanities has encouraged the AHS to apply for additional research inventory grants. The AHS has also received the benefit of pro bono evaluations by the Roving Archivist from SHRAB (the Massachusetts Archives), as well as pro bono appraisals by textile conservators and rare book experts.

Negotiations are under way with the Public History and Museum Studies departments of Simmons College and Gordon College to arrange for supervised summer internships at the Firehouse for students to catalogue and pack up the collections, in anticipation of storing them offsite during rehabilitation work. The cost of this archival packaging and storage is included in our proposed budget for this CPA grant. We hope CPA funding will provide firm footing for our vision of the future and thank you for your consideration.

8. As the building is owned by a private, non-profit organization, it will *not impact City-owned assets* positively or negatively.

9. The project has been *endorsed by the Gloucester Historical Commission* and has broad-based community support as represented by the Annisquam Association Inc., the Village Hall Association, and the many civic and cultural groups operating under the aegis of the Village Hall Association, including the Historical Society, History Discussion Group, Village Library, Sewing Circle, Annisquam Players, Leonard Club, and the Exchange.

How the project meets Historic Restoration CATEGORY SPECIFIC CRITERIA:

1. It seeks to protect, preserve, enhance, restore and rehabilitate a historic, cultural, and architectural *resource of significance that is threatened*. The Gloucester Historical Commission, having reviewed a description of the Firehouse, has indicated that it meets the definition of a “historic resource” as specified by the Massachusetts Community Preservation Act glossary as “a building, structure, vessel, real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.” As indicated in the Project Description the proposed activities to be supported by CPA funds include protection (building safety and overhaul of the electrical system, and safe off-site storage of the collections during the work) preservation (installation of HVAC units with climate controls), enhancement (improved lighting, usability of the space, and access to the collections), restoration and rehabilitation (repair and refinishing of historic garage doors, original wood floors, horsehair and lathe plaster, and antique glass windows).

2. It *preserves a historical function of the property* by protecting, preserving, enhancing, restoring and rehabilitating the adaptive reuse of the firehouse as a long-time repository of significant historical resources.

3. The project *creates a public benefit* by providing archivally safe storage for the heirlooms and family memorabilia of generations of Annisquam residents and visitors. It also provides a public benefit by

making a historic structure and the collections it houses available to all to research family history, the history of a house or neighborhood, and other subjects in the history of Annisquam, Gloucester, Cape Ann, Massachusetts, and New England.

4. *Permanent protection* of the Firehouse and the collections it contains is ensured in perpetuity by preservation restriction on the deed, held by the Annisquam Association Inc.

What community need(s) does this project serve?

This project serves the village's need to have their history and culture safely preserved in a suitable centrally located, public facility, as they had expected in donating family treasures. More generally, the project serves the need of the people of Gloucester to share in the culture and history of their community through access to a "usable past." Underserved populations include the children and youth of Gloucester, whose pride in their community would be fostered by greater exposure to the historical record dating back to the colonial era. Another group to benefit that has been underserved, not in the sense of being socially disadvantaged but, one might say, professionally disadvantaged are historians, scholars, and archivists, who have not had knowledge of or access to these significant historic resources.

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

The owners of the firehouse, the Annisquam Association Inc., and its agent, the Annisquam Village Hall Association, which oversees the community's civic and cultural groups, including the Annisquam Historical Society, are well-established community organizations that have long-term commitments to the preserving and maintaining the cultural and historical resources of the Village, including the Deluge 8 firehouse as a repository for the community's historical treasures and potentially as a historical museum. For further details, see discussion of ongoing maintenance and upkeep below.

Describe the nature and level of community support for the project.

Community support for the project is expressed in the activities of a 12-member steering committee, a cadre of active volunteers, enthusiastic responses to the Historical Society's publication of a new local history journal, and the encouragement of other local and regional cultural institutions, including the Cape Ann Museum, the American Antiquarian Society, Mass Humanities, the Mass Archives, the Massachusetts Cultural Council, and Awesome Gloucester. Volunteers will participate in work days during Phase 1 of the project, for example, to undertake interior painting. The community offers gifts in kind by donating valuable items to the historical collections. (The Historical Society has received letters of support from other community groups, including the Sewing Circle, the Leonard Club, the Village Library, the Exchange, the Village Players, and the History Discussion Group.)

Examples of volunteer work include a major inventory, clean-out, and reorganization of the firehouse contents. Volunteers have scanned 900 glass plates and sorted thousands of photographs; created photo-illustrated databases for some collections, such as racks of antique clothing, 40 scrapbooks and family albums, and dozens of ancient deeds. Ongoing volunteer projects include transcribing hand-written letters, diaries, and mariners' accounts of their adventures at sea.

Examples of pro-bono assistance to help us understand the significance of the collections include appraisals of books and papers by rare and antiquarian book experts, an appraisal of our Concord coach by experts from Abbott and Downing of New Hampshire, the company that built the coach in 1849, an appraisal of the Historical Society's mission, goals, collections, policies, procedures, and firehouse

needs by a roving archivist from the Mass Archives; appraisal of the clothing collection by fabric experts and textile conservators; and an invitation and assistance to participate in a joint exhibition with other local historical societies at the Cape Ann Museum in 2018.

How will the success of this project be measured?

Phase 1 of this project will be successful when work completed on the firehouse is sufficient for the return from off-site storage of all the collections of artifacts and documents. The rarest, most fragile, and most threatened of these are on short-term loan to the Cape Ann Museum for the purpose of saving them. Phase 2 will be successful when the collections have been professionally documented and curated and the firehouse is reopened to visitors. Phase 3 will be successful when significant documents and images have been publicized, digitized, and made available online. A future possible Phase 4 will be successful when the Firehouse is dedicated as a staffed historical museum and it has begun to be used by residents of the Village, the larger Gloucester community, scholars and the public generally.

Is ongoing maintenance and upkeep required? If yes, please explain how this will be accomplished. The Annisquam Association owns the building and land, and maintains an annual maintenance budget for the firehouse. The Annisquam Association has been a 501C4 organization and is now in the process of reorganizing as a 501C3 charitable umbrella organization for all the civic and cultural groups it supports through the Village Hall Association, including the Historical Society.

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

BUDGET FORM

Project Name: _____ **Deluge 8 Firehouse Rehabilitation and Renovation**

Applicant: _____ **Annisquam Association**

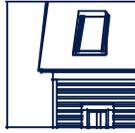
SOURCES OF FUNDING		
Source	Amount	
Community Preservation Act Fund	99,400	
Mass Humanities	3,000	
Massachusetts Cultural Council	450	
Awesome Gloucester	1,000	
Massachusetts State Archives	1,000	
American Antiquarian Society	250	Estimate pro bono
Cape Anne Museum	150	Estimate pro bono
Gordon College consultant	150	
Volunteers cataloguing/packing	4,000	160 hours @\$25/hour
Volunteers painting	5,000	200 hours @\$25/hour
Community Fundraiser	10,000	Annisquam Association
Total Project Funding	\$124,400	

PROJECT EXPENSES		
Expense	Amount	Please indicate which expenses will be funded by CPA Funds:
Permitting	1,500	CPA funded
General demolition	2,200	CPA funded
Carpentry (shelving, flooring)	10,000	CPA funded
Concrete (garage slabs)	1,500	CPA funded
Garage door	1,200	CPA funded
Window repair (16x\$750))	12,000	CPA funded
Electric (complete new)	20,000	CPA funded
Attic insulation	3,700	CPA funded
HVAC	25,000	CPA funded
Plaster repair	2,500	CPA funded
Floors—refinish hardwood	1,800	CPA funded
Excavation/plumbing	18,000	CPA funded
Paint- prime, 2 coats all surfaces	15,000	Volunteer
Catalogue, pack, store collection	10,000	Pro bono, other grants
Total Project Expenses	124,400	

BUDGET EXPLANATION

Amounts for Items of expenditure for which CPA funding is sought are derived from combination of project estimates submitted by three contractors, either as an average or the Committee's judgement about the most appropriate estimate.

To reduce amount of CPA funding requested, volunteer labor will be provided for several included in contractor estimates, notably painting.



GEOFFREY H. RICHON
COMPANY

Tel: 978-283-6063
Fax: 978-283-7598

General Contractor
19 Duncan Street • Gloucester • MA 01930

ghr@ghrichon.com
www.ghrichon.com

Annisquam Village Historical Society
Fire House Project
Attn: Steve Harris

Dear Steve,

2/2/16

The following is my rough estimate for the list of work to bring the Fire House up to a better state of repair. I hope this will suffice for the purpose of setting a general project budget.

Permit Process	1,200.00
Plans	1,500.00
Container Rental	1,500.00
General Demo and Clean up	2,700.00
General Carpentry	5,000.00
Concrete Floor Demo and Repair	4,250.00
Repair Garage Doors	3,000.00
Point and/or re-glaze all Windows	1,450.00
General Electrical	9,000.00
Electric Fixtures	1,200.00
Insulation in Attic	1,250.00
HVAC	15,000.00
Plaster Patch and Repair	2,150.00
Painting	15,000.00
Finish Floors	2,500.00
Gutters and Downspouts	3,000.00
Sprinkler Relocation	4,000.00
Window Shades	1,600.00
Built-ins	3,500.00

Sincerely,

Geoff

Geoffrey H. Richon PO Box 6072,
Gloucester, MA 01930
telephone 978-283-0556

**W. Herbert Goodick, Inc.
Building Contractor**

Deluge 8 Firehouse Budget 4/4/2016

Permits	\$	1,800.00
Plans	n/a	
Container rental (2 units - 4 months- delivery & pick up	\$	3,500.00
*Contents moving and storage, including Coach	n/a	
General demo and clean up	\$	2,000.00
Concrete floor demo and repair	\$	4,500.00
*Repair garage doors	\$	900.00
*Replace cracked or broken panes with old glass (X10) AND	see below	
*Point and/or reglaze windows (X15)	\$	3,900.00
Add UV storm windows (preferably inside; no windows will need to open)	\$	5,250.00
*General electrical ADD 100AMP PANEL, WIRE HVAC UNIT,LIGHTING 1st/2nd floors	\$	17,500.00
Attic insulation AND VENTILATE ROOF SYSTEM	\$	4,900.00
*HVAC (55-65 degrees F. year round; 45-55% relative humidity year round)	\$	22,500.00
Plumbing to bring water from Village Hall if needed for HVAC	n/a	
*Patch and repair plaster	\$	3,200.00
Sprinkler system relocation on second floor ceiling	\$	2,500.00
Shelving and general carpentry	\$	7,500.00
Finish upstairs floors	\$	3,000.00
Light filtering window shades	\$	1,900.00
Gutters and downspouts	\$	750.00
Interior painting	\$	3,950.00
Exterior painting	\$	6,500.00
Other- Construction Management	\$	9,000.00
	\$	105,050.00

O'Connor Carpentry

7 Sibley Street
Gloucester, MA 01930

Estimate

Date	Estimate #
3/31/2016	280

Name / Address
Annisquam Historical Society Leonard Street Annisquam, MA 01930

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

PROJECT SCHEDULE

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.

	Activity	Estimated Date
Project Start Date:	Clean out and storage of collections	January 1, 2017
Project Milestone:	Initiate renovations (permitting and demolition)	Mar 1, 2017
50% Completion Stage:	Electrical, HVAC, plumbing systems	April 1, 2017
Project Milestone:	Systems installed	April 30, 2017
Project Completion Date:	Structural renovations and repairs (windows, floors, plaster, painting, etc.)	June 30, 2017

PROJECT SCHEDULE EXPLANATION:

- The formal starting date of the project will be January 1, 2017 (assuming award announcement by December, 2016). The clean out and storage of collections in preparation for renovation work will be conducted by community volunteers. (This has already begun as part of the Historical Society’s overall efforts to organize and preserve the collection—storage will take place upon receipt of the award announcement.) The schedule for building repair and renovation is based on information from three contractors that provided estimates, who concur that the work may be accomplished in a relatively short time frame of maximum for months.

FEASIBILITY:

The primary steps required for the repair and renovation activities are the permitting process (see the Project Timeline and Project Budget). The project does not pose any environmental threat or change of use that would require environmental assessments or zoning permits. The numerous letters of support (attached) are evidence of the widespread endorsement and lack of any obstacles on the part of the community. Assessments of the property and estimates from three highly qualified contractors indicate the feasibility of the project. The Annisquam Association as a body has extensive experience in maintaining and overseeing the historic properties under its control. Assuming adequate funding and volunteer support, no additional barriers are anticipated.

MAP



VISUAL MATERIALS

Building Layout and photographs from City of Gloucester Assessor Online and photographs showing interior and exterior (including evidence of need for repair and renovation).

Deluge 8 (Hose 8) Firehouse

Exterior and Entrances







First Floor



Electrical



Floor and Door



Upstairs



Windows



Plaster





Storage shelving, Pipes, and Lighting fixtures

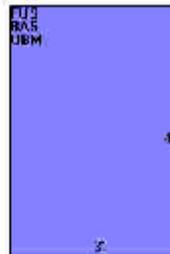




From City of Gloucester Assessor Online

Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	CH HALLS/CNTR/FRAT
Total Bedrms	00
Total Baths	1
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	LIGHT
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	LIGHT
Wall Height	8
% Comn Wall	0

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1426	1426
FUS	Upper Story, Finished	1426	1426
UBM	Basement, Unfinished	1426	0
		4278	2852

Building 2 : Section 1

Year Built: 1920
Living Area: 1200
Building Percent Good: 56

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc

Building Photo



(<http://images.vgsi.com/photos2/GloucesterMAPPhotos//\00\00>)

32 LEONARD ST

Location 32 LEONARD ST Assessment \$480,000
 Mblu 121/ 13/ / / PID Building Count 6717
 Owner ANNISQUAM ASSOC INC Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$238,300	\$241,700	\$480,000

Owner of Record

Owner ANNISQUAM ASSOC INC Sale Price \$0
 Co-Owner C/O MARTIN NANCY Certificate
 Address 128 LEONARD ST Book & Page 4299/ 374
 GLOUCESTER, MA 01930 Sale Date 08/23/1956

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ANNISQUAM ASSOC INC	\$0		4299/ 374	08/23/1956

Building Information

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Grade	Average

Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	CH HALLS/CNTR/FRAT
Total Bedrms	00
Total Baths	0
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	LIGHT
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	LIGHT
Wall Height	8
% Comn Wall	0

Living Area: 1200
 Building Percent 56 Good:
 Building
 Layout

Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area

BAS	First Floor	600	600
FUS	Upper Story, Finished	600	600
		1200	1200

Land Use Land Line Valuation

Extra Features	Legend
No Data for Extra Features	

Use Code	9540	Size (Acres)	0.22
Description	CH HALLS/CNTR/FRAT	Depth	0
Zone	R-20	Assessed Value	\$241,700
Neighborhood	C05		

Outbuildings

Outbuildings			Legend
Code	Description	Size	Bldg #
SGN2	DOUBLE SIDED	4 S.F.&HGT	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$238,300	\$241,700	\$480,000
2014	\$238,300	\$241,700	\$480,000
2013	\$227,000	\$237,900	\$464,900

APPLICANT QUALIFICATIONS

The applicants are highly qualified to carry out this project in four respects, each addressing a separate aspect of the project.

Qualifications in the Management of Historic Properties: As described in the narrative, the owners of the firehouse, the Annisquam Association Inc., and its agent, the Annisquam Village Hall Association, which oversees the community's civic and cultural groups, including the Annisquam Historical Society, are well-established community organizations that have long-term commitments to the preserving and maintaining the cultural and historical resources of the Village, and extensive experience in managing maintenance projects involving the Village Hall, the Library, the Leonard School building, and the firehouse.

Qualifications to Carry Out Repair and Renovation of Historic Properties: The three local contractors who provided estimates for the project, of whom one will be selected to perform the work, are all highly experienced in carrying out renovation projects that are respectful of the historical integrity of the building, including houses and public buildings in Annisquam itself.

Qualifications in the Management of Historic Archives and Artifacts: The Annisquam Historical Society is a very active group of about twenty volunteer participant, of whom a number are professional historians or archivists with extensive experience in managing historic collections. The group meets monthly and, with the support of a variety of consultants, has been active in cataloguing and enhancing the preservation of the collections.

Qualifications in Supporting Community-Based Projects: As described in the Narrative, Annisquam has a very active base of community volunteers who are readily available to support projects of this kind that enhance and perpetuate the culture and history of the community

ATTACHMENTS:

The following applicable and available attachments are included:

Description of natural resource features

The Firehouse located in the center of Annisquam Village, situated on a in grassy quadrangle shared that is shared by the other buildings owned and managed by the Annisquam Association (The Village Hall and Library, and the Leonard School/Annisquam Exchange building) bordered by Walnut and Leonard Street. There are no adjacent wetlands.

Zoning (district, dimensional and use regulations as applies to the land)—See City of Gloucester Property Assessments Online above

Names and addresses of project architects, contractors, and consultants

The following three contractors inspected the building and provided estimates that are the basis for the budget in this proposal.

Geoffrey H. Richon Company
19 Duncan Street,
Gloucester, MA 01930

O'Connor Carpentry
7 Sibley Street,
Gloucester, MA 01930

W. Herbet Goodick Inc.
P.O. Box 6072
Riverdale Station
Gloucester, MA 01930

Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed

All three of the contractors providing estimates are familiar with the Secretary of the Interior Standards for the Treatment of Historic Properties and have completed numerous renovations and rehabilitations of historic properties in accordance with these standards.

Proof of specific site control

See extract from the City of Gloucester Property Assessments Online above

Evidence that the proposed site is free of hazardous materials Inspection of the site by the three contractors identified above included an assessment of issues with hazardous materials—none were identified.

Letters of support

Attached as follows