



CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title:
It's Electric

Project Summary:
Upgraded Underground Electrical to enable accessibility and safety for the schoolhouse, preservation of historic artifacts with controlled temperature and aesthetics to continue to restore the Blynman Schoolhouse to house the Magnolia Historical Museum and Cultural Center.

Estimated start date: October 2016 Estimated completion date: February 2017

CPA Program Area:

Open Space x Historic Preservation
Community Housing Recreation

II: Applicant/Developer Information

Contact Person with primary responsibility for project: Lisa Ramos

Organization (if applicable): Magnolia Historical Society Inc.

Mailing Address: 46 Magnolia Avenue, Gloucester, MA 01930

Daytime phone #: 978-290-3005

Fax #:

E-mail address: missmagnolia01930@gmail.com

Federal ID# 222619953

III: Budget Summary

Total budget for project: \$45,000

CPA funding request: \$42,000

CPA request as percentage of total budget: 93

Applicant's Signature:

Lisa Ramos

Printed name and Position:

LISA RAMOS
PRESIDENT

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:	Materials, permits. Cut and remove existing concrete walkway to make way for new underground conduits.	October 2016
Project Milestone:	wires run	December 2016
50% Completion Stage:	2 200 amp panels Emergency Lighting and fire alarm installed	January 2016
Project Milestone:	Provide proper power for elevator equipment, lighting and power in the elevator shaft as well as entrance way. Provide proper emergency and outdoor lighting for this entrance way.	February 2017
Project Completion Date:	Brick walkway installed. Upgraded electrical system in use.	April 2017

Please note: If the project is approved, the recipient must provide progress reports to the Committee on a quarterly basis (by the 15th 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.

Please feel free to photocopy or re-create this form if more room is needed.

NARRATIVE

In the village of Magnolia, one of Gloucester's small enclaves, stands the iconic "Little Red Schoolhouse": Blynman School. The beloved "Little Red Schoolhouses" that once dotted our American landscape have all but disappeared into memory. Blynman is the all-American Little Red Schoolhouse, the symbol that evokes the very essence of the traditional American educational system. We are fortunate to have one of these powerful national icons here in our city. She was built in 1892 at 46 Magnolia Avenue, taking her name in honor of the infamous Reverend Richard Blynman. In her infancy, she was the local schoolhouse for Magnolia grades one through nine, remaining as such until transportation became widely available. She then housed students in grades 1 and 2. For a time, the Blynman was used as a community center hosting minstrel shows, dances, Brownie and Boy Scout troops and community fundraisers. As school systems consolidated throughout the city, her final class bell rang in 1978. Most recently, the historic Blynman School building was used as a for-profit daycare facility until 2007. From 2007 to the present, she sat dormant and unused.

The once lively, thriving building that abuts the site of Gloucester's first sawmill began to slowly deteriorate as it sat unused. Gone were the giggling of school children playing jump rope, the sound of the Pledge of Allegiance and the echo of classroom lessons. And as happens too often, when budgets are tight and economic resources scarce, historic sites such as the Blynman are allowed to deteriorate and are then demolished. The MHS and the citizens of this village avowed to not let that happen to one of the very few remaining, beloved, and our very own – historically significant "Little Red Schoolhouse."

Our citizens were extremely concerned about the fate of our cherished "Little Red Schoolhouse." Many questioned, "What will become of this historically significant American educational icon? How would it reflect on us as a society to let this crucial part of history fall to the wayside? How can we raise money for the restoration of this important building when job loss and economic devastation headline the news?" This building and her history are a significant part of our past – she must be preserved for future generations so we can tell the story of us. Additionally, many of our residents, myself included, have multiple generations of family who attended school at Blynman. She has played an important role in the history of education in Gloucester.

At the time the Blynman School was placed on the City "unused asset" list in 2007, the Magnolia Historical Society was desperately looking for space to preserve, document and showcase our more than 10,000 piece historical collection. The acquisition of the Blynman Schoolhouse was clearly the best answer to this dilemma. It was a perfect match; it was synchronicity: this is where we belong. The creation of the Blynman School/Magnolia Historical Society Museum and Cultural Center would provide a home for the MHS collection and save an important historic building!

This marriage of the MHS and the Blynman will benefit so many in a multitude of ways. It will allow enough space to protect and exhibit our precious artifacts, safeguard the City's historical resources, serve the community with informational and educational events, allow the museum to reside in a historic building, afford for greater visibility and handicap accessibility to the public, allow ample space for community fundraising events, and put to rest the questions we asked above, such as "What will become of this historically significant American educational icon?" We can now answer that question, "We'll lovingly restore and preserve her and put her into operation for use, and to the benefit of all."

WHAT COMMUNITY PRESERVATION CRITERIA DOES THE PROJECT MEET?

General Category – Historic Preservation

General Evaluation Criteria:

- General Evaluation Criteria: Eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation (Chapter 44B of Massachusetts General Laws)-

According to the CPA legislation, our project is fully eligible for CPA funding.

- General Evaluation Criteria: Consistent with various plans which are relevant to and utilized by the City regarding open space, recreation, historic resources and affordable housing

This project is consistent with the mission statement of the Gloucester Historical Commission to "preserve, protect and develop public awareness of Gloucester's historical assets". The Blynman Schoolhouse has been determined to be "significant in history, archeology, architecture, or culture" of Gloucester.

- General Evaluation Criteria: Preserve and enhance the essential character of the city

Gloucester's rich historic past is part of its essential character. Preserving and restoring Blynman School, one of the few remaining and historically important, Little Red Schoolhouses, will enhance and build on this essential character of Gloucester.

- General Evaluation Criteria: Protect resources that would be otherwise threatened

Blynman School had been sitting vacant, and placed on the "unused asset" list by the City of Gloucester. Deteriorating and falling into disrepair, her inevitable future would have been demolition. This project has intervened, and the Blynman School is now saved. She will be put back to her original use - for public good - and restored to her original glory.

- General Evaluation Criteria: Demonstrate practicality and feasibility, and that the project can be implemented within budget and on schedule

With the successful team we have in place, we have created a realistic budget and timeframe. We have conferred with experts in each area to ensure we have all the proper resources aligned. We have partnered with other historical preservationist and an architectural firm to see us through each phase of our plan. We have created a Building Committee and a Building Preservation Plan. We are currently at 25% project completion and we are more than 6 months ahead of schedule.

- General Evaluation Criteria: Produce an advantageous cost/benefit value

Rehabilitation of the Blynman School (phase one project cost: \$185,000) provides immeasurable benefits for society. This project will enable the Magnolia Historical Society to educate the public and to collect and preserve today's treasures for tomorrow, and it will create interest in our community. We will preserve a historically significant building, save yesterday's history and document today, the here and now!

- General Evaluation Criteria: Leverage additional public and/or private funds (e.g. qualify the project for additional grants from other sources) or receive partial funding from other sources and/or voluntary contributions of goods and services.

In addition to the CPA, we have raised private funds; our donations have increased by more than 100% each year during the past 3 years. Membership has increased by 250 members in the past 6 years. We have planned an annual appeal to members and residents of Ward 5 this coming spring. We will apply for other grants. Possible funding sources include, but are not limited to: AASLH, MHC, Bruce J. Anderson, Save America's Treasures, and National Trust Preservation Fund. We recently appointed a Grants Coordinator, who will help us to take advantage of all appropriate grant programs.

- General Evaluation Criteria: Preserve or improve city owned assets
Due to City budget constraints, the City was unable to maintain and use the Blynman School as originally intended. Therefore, we have purchased this building to operate it as the Magnolia Historical Society Museum and Cultural Center. This will improve and preserve this previously City owned asset.

- General Evaluation Criteria: Receive endorsement from other municipal boards or departments and broad-based support from community members

We are grateful for broad-based community support from Gloucester and beyond. We have received endorsement letters from board members of the Gloucester Historical Commission, the Archives Department, State Senator Bruce Tarr, Magnolia Library Center, Historic District Commission, Magnolia Woods Committee, Gloucester Tourism Commission, Magnolia Women's Club, Magnolia Bike Club, as well as the neighbors and friends of the Magnolia Historical Society Inc.

Category Specifics:

- Category Specific: Protect, preserve, enhance, restore and/or rehabilitate historical, cultural, architectural or archaeological resources of significance, especially those that are threatened

The Blynman School is a significant part of the educational history of both the City of Gloucester and the entire US. Unfortunately it sat vacant for years. We know all too well the fate of buildings such as this. The City budget is tight; the City simply could not afford to sustain this property. This grant will enable this treasure to be saved and rehabilitated, benefiting residents and visitors alike, now and in the future.

- Category Specific: Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historical significance
The recently City owned property, the beautiful historic Blynman School will be now privately held by a sustainable, reliable non-profit organization which will utilize this building for community benefit. As noted, it was previously an unused building, now it will be restored to benefit the greater good.

Significant architectural features, such as the embossed tin ceiling and wooden floor, will be restored to their original state, as part of the Blynman School's restoration.

- Category Specific: Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.

Historically, the function of this property was for educational purposes. The MHS Museum & Cultural Center will create educational exhibits; sponsor classes, tours and lectures; and provide access to historic artifacts, thereby fostering community education.

- Category Specific: Demonstrate a public benefit

The public benefits of our project include, public education, access to historical documents, creating interest and drawing tourists to our area, restoring a historical building in a residential neighborhood thereby adding value to the neighborhood, and creating space for community groups to meet and conduct lectures and classes. Our MHS museum display will encourage and attract visitors and residents alike and it will educate and create interest in our community. The public will have the opportunity to learn and experience the notable history of Magnolia and Gloucester. MHS will offer both visual displays of actual artifacts and "digital" archives that will allow users to access and search computerized photographs of our entire collection. We will have space to offer art classes, history talks and lectures and more, all benefiting the public. This property will be beautifully maintained and restored and will add value to the entire City.

- Category Specific: Ability to provide permanent protection for the historic resource

The MHS is built on a strong foundation. We have a large subscription base and wide and ever growing community and business support. Our membership has increased 300% in the last three years. In addition, once the

MHS Museum and Cultural Center is established, it will sustain itself through partnerships, grants and ongoing successful fundraising programs and community support. The creation of our business plan and reasonable budgets ensure the long-term protection and maintenance of Blynman.

Restoring and maintaining the historically significant Blynman Schoolhouse preserves the essential character of the village of Magnolia. It beautifies the landscape, puts to use a building previously classified as “surplus unused property”, and provides permanent protection of our most precious historical resources. The creation of the Blynman School/Magnolia Historical Society Museum and Cultural Center will maintain the original intended use of the building: education. Built for the community good, she shall remain for community good.

WHAT COMMUNITY NEEDS DOES THIS PROJECT SERVE? IF THE PROJECT SERVES MULTIPLE NEEDS AND POPULATIONS, DESCRIBE. IS THERE AN UNDERSERVED POPULATION THIS SERVES?

The Magnolia Museum and Cultural Center will provide community, cultural and educational benefits for Magnolia and Gloucester. We will offer a home to local non-profit organizations, a space for Cape Ann artists to show and sell their art, a welcoming center for tourists, and a site for other community and educational programs including meetings, fundraising events, lectures, educational seminars and presentations, community celebrations, exhibitions, classes and lectures. Currently, Magnolia has no museum, no artifact displays, and no central area for historic research. Community based programs do not have enough room to prosper and grow.

Even in its current state, the Magnolia Historical Society Museum has begun to serve as an educational and cultural resource for Magnolia and the greater Gloucester community. Our December 2013 art exhibit showcased the work of 22 local artists attracting 130 visitors and raising \$600 for MHS. This Spring we hosted 37 artists, had 400 visitors and raised significantly more money. Future art sales are planned, and one hosted each week at the Magnolia Farmers market. We had an overwhelmingly positive response from artists and guests alike. The MHS presented the architectural drawings of the schoolhouse needed to complete our business plan.

The cultural community needs can be met by the preservation of the Blynman School. Furthermore, we would provide opportunities for educational and professional development, lectures, workshops, exhibitions, and more, all of this will foster the economic and cultural vitality of the village of Magnolia. It will bring more visitors to this quaint village in the City of Gloucester.

WHAT SPECIFIC GUARANTEES WILL ASSURE THE LONG TERM PRESERVATION OF THE PROJECT? DESCRIBE THE NATURE AND LEVEL OF COMMUNITY SUPPORT FOR THE PROJECT.

Through research and education of our group, the MHS has established that we will require a Building Preservation Plan (BPP) in order to successfully complete the project. The MHS has established a Building Committee of various professions; both contractors and citizens to review the needs of the building and establish a BPP. We have been meeting with numerous professional contractors, architects and preservationists. From these meetings and upon budget review, we have begun the selection list of our partners. We have created the following list of priorities:

1. Protect the building from further deterioration.
2. Restore Blynman's distinctive architectural features.
3. Rehabilitate Blynman's interior.

The Magnolia Historical Society has broad based support from our immediate community and from communities throughout Gloucester. Generations of friends are extremely passionate about this project. Through various fundraisers and appeals, the members and friends of the Magnolia Historical Society have already raised funds to complement a CPA grant. Many have provided their support of needed services on a volunteer basis.

The numerous letters of support attached to this application are only a small taste of the community support. This project has been endorsed by Senator Bruce Tarr, members of the Gloucester Historical Commission, the Archives Department, Magnolia Library Center, Historic District Commission, Magnolia Woods Committee, Gloucester Tourism Commission, neighbors and friends of the Magnolia Historical Society Inc. and by every established group of dedicated citizens in Magnolia.

HOW WILL SUCCESS BE MEASURED?

Initial success is measured by the implementation of Phase One of the restoration project. We have successfully ended the continuing deterioration of the building and have begun the restoration process. Last spring, the entire roof was replaced and the cupola repaired and covered in copper. The half of the Blynman School that will serve as the Magnolia Historical Museum has been gutted down to the studs and highly efficient closed cell spray foam insulation has been installed. The insulation will ensure an efficient use of the new heating, air conditioning, and humidity control system and reduce the cost of heating significantly. Together with a renewed electrical system, these new systems will decrease the hazard of fire and provide the conditions that best preserve our historic resources, providing a tangible teaching tool for present and future generations. Restoration of the Blynman School will ensure a visible presence of the traditions and values of our past; help us keep alive continuity, variety, and beauty; and enrich our lives and spirits. This all constitutes success. Historic preservation is alive and well, we plan on seeing an increased number of visitors to the village of Magnolia, annual sales of Magnolia businesses increased, and expansion of programming and visitors to the Magnolia Historical Museum and Cultural Center.

IS ONGOING MAINTENANCE AND UPKEEP REQUIRED? IF YES, PLEASE EXPLAIN HOW THIS WILL BE ACCOMPLISHED.

Ongoing maintenance and upkeep will be required. Our MHS Building Committee is completing our maintenance plan and budget. It is the responsibility of the MHS Board to obtain funding and allocate income. Our Board Members will carry out upkeep of grounds and landscape. Two professional landscape service companies have donated their services. Many of our building materials and the labor will come with warranties and service plans that will enable us to properly maintain our building. We will create separate building funds for ongoing maintenance needs and for unexpected problems.

Our business partners and volunteers will do upkeep with cleaning and services. We have established a group of businesses that are willing to donate services and our volunteer coordinator has a list of residents willing to participate in and coordinate clean-up days and other similar events.

PROJECT BUDGET: Project budget (see Budget Form A)

WE HAVE ACCOMPLISHED:

Roof & Cupola (MHS) – The roof was completely replaced last spring and replaced with a new one matching the original as closely as possible, taking into account longevity and maintenance considerations. The beautiful cupola has been restored and wrapped in copper, along with the eyebrow window.

Heating, Air Conditioning & Humidity Control (2013 CPA, MHS and Bruce J. Anderson Fund) – We completed the installation of our new boiler. We are dry and warm.

Insulation/ Interior walls (CPA and MHS) – The Blynman had no insulation. We removed heavily damaged interior wall surfaces down to studs. After cleaning the area, most efficient closed cell isonene spray foam insulation was installed. Electrical wires were run to basement. New sheetrock will be installed once all electric is complete in front room.

Plumbing – The elementary school "boy's room" and "girls room" have been gutted and all debris has been removed. The plumbing has been removed/ capped. We plan to replace them with a single unisex and handicapped accessible, water efficient restroom. Additional plumbing needs include the removal of a leaking water fountain, and a new energy efficient water heater.

We have secured a painter for the exterior of the building and plan on asking for paint donations from local businesses.

WE NEED TO UPDATE

Electrical (CPA and MHS) – The building requires a complete rewiring including outlets, switches and lighting. The existing electrical panel is outdated, unsafe and inefficient. Our new heating system would also need to be wired. The MHS Museum and Cultural Center will require new lighting; the current fluorescent lighting has been in place for over 40 years. This type of lighting is both inefficient and harmful to paper and photographs. We will work closely with our architectural firm to install "collection- friendly" lighting. The building will also require proper outside lighting for safety and security. Our licensed inspector found there were no GFCI outlets, and there were many damaged outlets and exposed wiring and improper grounding.

Flooring (CPA) – We are happy to announce we discovered the original hardwood floors are intact under the linoleum tile currently overlaid on the

floor of the “first grade”/museum room. We will remove the linoleum tiles and refinish the original hardwood floors. This will need to be completed in phase one, before we move the museum collection into the building.

As you can see, the first phase is well under way and on budget. The final product of this phase will meet all of the direct goals of the CPA.

MULTI YEAR FUNDING – We expect the complete restoration of the Blynman Schoolhouse to take 5 years. We are in the process of developing a very detailed business plan of action with achievable goals for each year. Each year's goals and plans have funding and budgets for same.

The MHS believes multi-year funding from the CPA leveraged by the existing account, public funding, fundraising, and applications to other grants including NEMA, AASLH, MHC, Bruce J. Anderson, Save America's Treasures, and National Trust Preservation Fund, and others can save this threatened historic property. We seek a grants coordinator and committee to research and assist with writing grants to meet our goals. To offset additional costs, we plan to partner with local businesses and members and friends of the Magnolia Historical Society. City officials and members of the community can attest that members and friends of the Magnolia Historical Society are passionately dedicated to preserving, protecting and enhancing the essential character of Magnolia and are particularly interested in the Blynman School.

PROJECT TIMELINE (SEE ENCLOSED PROJECT SCHEDULE FORM)

FEASIBILITY:

This project is feasible as we have taken and/or understand the processes and steps required for completion. We have phased the restoration plans and are ready, willing and able to carry out those plans. Additionally, we have partnered with appropriate resources to evaluate all needs and requirements of each phase.

Further actions for this project will be completing the three phases outlined. The MHS, in partnership with our architectural firm, legal representation, licensed contractors and in close contact with the City throughout all phases of restoration, will acquire all necessary permits required for building, occupancy and use, as required by Massachusetts law and the laws and bylaws governing the City of Gloucester.

Wide neighborhood support, including abutters, ensures no conflict with neighbors, we are not asking for any variances in terms of height or building footprint change. We already have our special permit to operate a museum.

EXPLAIN YOUR ABILITY TO CARRY OUT THE PROJECT:

Over the years, our dedicated volunteers and friends have proved their ability to carry out a project with utmost perfection: the Magnolia Veterans Memorial being one of many ventures we have successfully completed. The MHS consists of an intelligent and cohesive Board. We have formed an MHS Building Committee to oversee and manage this project. We have many professional persons willing and able to donate their expertise, including an architectural firm, a marketing and PR professional, and an attorney. We have partnered with many local, qualified businesses that specialize in electrical, plumbing and building systems. The MHS Board and the Building Committee are busy perfecting plans and budgets; our schedule includes a timeline and a reasonable, achievable set of goals for each phase. This CPA grant will enable us to successfully execute this project on a financial basis. As a Board we will be able to carry out and execute this project on a logistics basis. Community support for this project has been overwhelming.

We truly thank you for your time and consideration of our mission. It is our pleasure to display the sign stating the Community Preservation Act was used to help restore this historical building in the City of Gloucester. We strive towards being a model project.

Respectfully submitted,

Lisa Ramos President, Magnolia Historical Society 46 Magnolia Avenue • Post Office Box 5551 • Magnolia, MA 01930

“Never doubt that a small group of thoughtful committed citizens can change the world; indeed, it's the only thing that ever has.” - Margaret Mead

J.A.S Electric Inc.

4 Maplewood Ct
 Gloucester, MA 01930
 Lic.# 21042-A
 (978) 479-4263

Estimate

Date	Estimate #
4/5/2016	171

Name / Address
Magnolia Historical Society PO Box 5551 Magnolia, MA 01930

Project

Description	Qty	Rate	Total
Estimate for School House.			0.00
Replace old existing electrical service that is too small to handle new loads of Elevator and air conditioning/heating equipment. Install new 200 amp underground electrical service from nearest utility pole. To keep from having electrical equipment mounted on the side of historic building we will install a pedestal meter near utility pole and have underground conduits going straight into building. Install underground conduits for Phone and cable wiring as well from the utility pole in the same trench. Install 2 200 amp panels in basement for new equipment to be installed. Properly ground and bond the electrical system. Proper Permits and Inspections to be done. Provide 155ft Trench for new underground service. To include trench at proper depth for electrical conduits. Provide a proper layer of sand encasing the electrical conduits required by code. Cut and remove existing concrete walkway to make way for new underground conduits. Back filling rest of trench with proper backfill to bring back to grade. Replace Concrete walk way that was cut and removed to make way for new pipework. Due to possible ledge blasting may be a possibility Proper Permits and Inspections to be done.			0.00
Install and wire new Elevator system for the new handicap entrance. Provide proper power for elevator equipment. Provide lighting and power in the elevator shaft as well as entrance way. Provide proper emergency lighting for this entrance way. Install new outdoor lighting for this entrance way. Proper Permits and inspections to be done			0.00
Thank you for your business.	Total		

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Estimate

Date	Estimate #
4/5/2016	171

Name / Address
Magnolia Historical Society PO Box 5551 Magnolia, MA 01930

Project

Description	Qty	Rate	Total
Install electrical wiring and devices for the new heating/Air condition systems. Wire two air handlers in basement. Provide power for two outside air condition compressor units. Install and run control wiring for these units.		0.00	0.00
Install a proper Fire Alarm System Install required devices through out the space to protect build due to fire. Existing system is outdated and requires to be updated to accept new handicap elevator system.		0.00	0.00T
Estimate for complete install of all above listed items	1	45,000.00 0.00%	45,000.00 0.00
Thank you for your business.		Total	\$45,000.00