

# CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

## I: Project Information

**Project Title:**

Cultivating an historic, Lanesville Landscape with  
MARS' community gardens serving as a permaculture classroom

**Project Summary:**

MARS a newly-formed nonprofit has been established to save sculptor Paul Manship's 15-acre property in Lanesville – a local treasure with national significance. This phased project includes the restoration and cultivation of this historic site with its formal and utilitarian gardens, and the preservation of its unique quarry landscape that is characteristic of Cape Ann. The project will include a cultural landscape evaluation and documentation of existing conditions, a master plan to prioritize phasing of restoration projects, the design and implementation of the new community gardens and other spaces, and the establishment of a maintenance schedule. MARS also will use this educational opportunity to introduce permaculture to our community with onsite workshops. We have been working with the Mass Cultural Council, their executive director and director of cultural facilities program and funding looks promising, and the National Trust will visit the site in May 2016 to consider MARS for National Treasure designation.

Estimated start date: January 2017 Estimated completion  
date: December 2017

**CPA Program Area:**

- Open Space                       Historic Preservation  
 Community Housing               Recreation

## II: Applicant/Developer Information

Contact Person with primary responsibility for project:	Rebecca Reynolds
Organization (if applicable):	Manship Artist Residence and Studios PO Box 7071 Gloucester, MA 01930
Mailing Address:	978-290-8438
Daytime phone #:	MARSretreat@gmail.com
E-mail address:	47-5404477
Federal ID#	

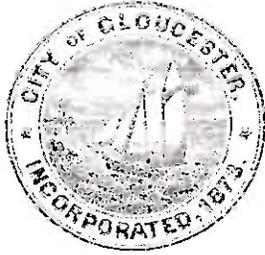
## III: Budget Summary

Total budget for project: \$269,850  
CPA funding request: \$50,000  
CPA request as percentage of total budget: 20%

**Applicant's Signature:**



**Printed name and Position:** Rebecca Reynolds, President MARS Board of Directors



Gloucester Historical Commission  
Gloucester City Hall  
9 Dale Avenue  
Gloucester, MA 01930

To: Community Preservation Committee  
c/o Debbie Laurie  
The Community Development Department  
3 Pond Rd., Gloucester

January 25, 2016

The Gloucester Historical Commission received a request from the board of the Manship Artist Residence and Studios, Inc. (MARS) to assess the historical significance of the Paul Manship estate at 10 Leverett St. in Lanesville. Of particular concern was the likelihood of eligibility for CPA funding for projects on the Manship property relating to rehabilitation, restoration, and historic preservation.

The Manship estate is an artists' compound consisting of a 19<sup>th</sup> century house, an 1856 ox barn converted to an art gallery, and various outdoor studios and utilitarian outbuildings on fifteen acres of land that includes arbors, gardens, and two former granite quarries. The buildings were moved and assembled and built or renovated by the famous Art Deco sculptor Paul Manship, perhaps best known for his Prometheus overlooking the skating rink at the Rockefeller Center in New York. The property was later occupied by his son John Manship and John's wife Margaret Cassidy Manship of Cape Ann, both also widely known as artists and sculptors.

MARS manages the Manship estate and is in the process of raising funds through private donations and grants for the purchase, renovation, and preservation of the property, with a goal of repurposing it as a setting for artists-in-residence and public events in support of the arts. This goal is in keeping with the history of the community. Lanesville and other neighborhoods in North Gloucester were a mecca for famous artists and sculptors of the early 20<sup>th</sup> century, including, for example, Walker Hancock and George Demetrios.

A committee of the GHC examined the property and was greatly impressed with the artists' legacy to Gloucester's cultural heritage as well as the nation's and also with the provenance and history of the buildings in their unique landscape. The MARS development plan to preserve and continue this legacy fulfills the wishes of the Manships themselves. The GHC finds that with Gloucester's cultural heritage of working artists and the oldest art colonies in the country, the Manship property is both historically significant and preferably preserved. We have brought it to the attention of the Massachusetts Historical Commission for listing in the state inventory of cultural resources. We believe it is eligible for funding under the provisions of the Community Preservation Act.

Sincerely,

The Gloucester Historical Commission

**THE MANSHIP RESIDENCE AND STUDIOS :**  
**Restoring a characteristic Cape Ann landscape on an historic property**

This OPEN SPACE project will actively protect and preserve in perpetuity for the benefit of the community, the region, and the visiting public, a characteristic Cape Ann landscape located on an historic property in Lanesville that has been threatened by development. This project furthermore will restore the former agricultural use to a section of the Manship property, preserve scenic areas, and provide opportunities for passive recreation and environmental education to residents participating in gardening workshops and who make use of the community gardens that will be established on the site.

Mayor Theken and Gloucester's Historic Commission, Congressman Moulton, Senator Tarr, and Representative Ferrante, neighbors, arts and cultural leaders in community, are all in favor of this project. Local legislators and politicians have made a commitment to work with MARS to make this happen and to provide available resources; the Massachusetts Cultural Council also has been helping to direct this effort. In addition MARS is building partnerships with local organizations and developing programming that would benefit all segments of society. Once the purchase and sale documents have been finalized in June 2016, MARS will be able to expand its outreach beyond local stakeholders to gain national recognition as an historic site. Although MARS is a new public charity, it has great energy and interest behind it - having applied for 501(c)3 status in December 2015, by mid-February 2016, MARS was already designated as an official non-profit by the IRS. Within four months, MARS also raised the down payment needed to secure the property, demonstrating the potential to garner necessary support. By creating an artist residency and by adopting a proven, sustainable model, MARS can become a vibrant site again while continuing the legacy of the Manships and this place as one for art- and community-making.



## A local treasure with national significance

This local heritage site is the former estate of sculptor Paulanship, best-known for the world-famous Prometheus statue at Rockefeller Center. What few have known was that Manship, like many of his artist friends, created a home and a studio on the North Shore. This restoration project has added importance as this is the last, great artist retreat from the 20th century that has the potential of being preserved for the common good and protected from development. Though the Manship property has been neglected for several years, it has the potential to become a signature resource for Cape Ann once the buildings and grounds are restored and renovated as an artist residency and cultural center with community gardens. Manship selected a choice spot with over 15 acres and two quarries. After repurposing existing local architecture to suit his family's needs and his own wish for an impressive studio, Manship turned his attention to the landscape.

Surviving in the family archives are photographs of the gardens and a notebook in which Manship identifies all the features and specimens that he planted within them. These include a small garden off the kitchen for herbs and flowers, berries and fruit trees, scores of grape vines designed to provide a picturesque canopy and shade for his guests, as well as a larger vegetable garden at a distance that was hidden from the more formal allée approach to a gazebo with espaliered pear trees.

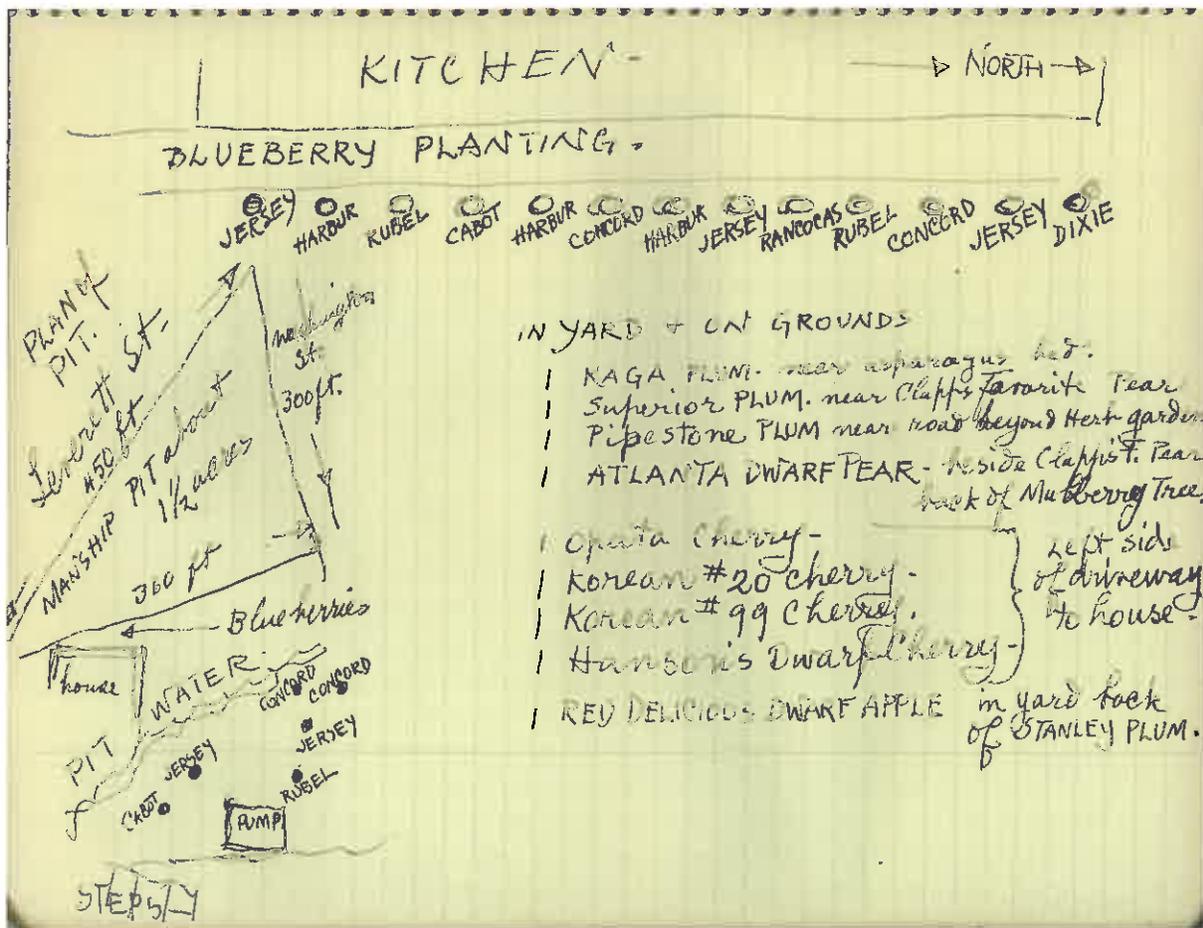


Although Manship was by many standards “moderne,” he employed traditional methods in his garden and carefully followed organic practices at a time when progress demanded pesticides and herbicides. This attention to preserving and enhancing the natural features of the property also extended to the quarry environment. The quarries are the legacy of the granite industry, which provided jobs for early immigrants and which helped build cities across this nation and the Caribbean. This characteristic, natural setting is very much a part of Cape Ann’s “permaculture,” it’s “permanent agriculture,” as well as the traditional “culture” of this place. Before any work is executed on the site, Pamela Hartford, a landscape designer, historian and preservationist will document and evaluate the existing landscape and provide a plan for phasing the rehabilitation and restoration of the historic landscape.

## Creating a model garden based on natural principals

In order to accomplish the goal of keeping this natural setting strong, MARS also will enlist the services of the Resiliency Hub (RH) to embark on a phased project to establish a community garden on the site where Manship maintained a large vegetable garden. With the assistance of RH, MARS will host a community-wide education campaign to learn about the permaculture model and will then develop a design and plan for this unique area. Members of the community will be able to take this knowledge and apply these methods to their own landscapes so that they understand how to work with nature to create a thriving environment that is more self-sustaining and less taxing on local resources.

Using the permaculture model to establish the gardens and forest culture, the system will be designed to be self-sustaining with minimal human intervention. We have a core of committed volunteers who are eager to help maintain the property. Although contract labor will be responsible for the rehabilitation and renovation of the property, a grounds keeper eventually will be hired to oversee work on the landscape. As a member of the Backyard Growers Association, the North Shore Permaculture Collaborative and the Cape Ann Timebank, MARS will receive substantial volunteer assistance, both in terms of experience and skilled advice, as well as a volunteer work force. MARS will charge a nominal membership fee for renting garden plots in order to build reserves for replacing tools and man-made features as needed. Funds raised at the Annual Garden Party will be dedicated to the ongoing and long-term maintenance of the landscape.





### **Community Impact**

MARS will assess its ability to support and grow a community of gardeners who provide for their personal and their family's nutritional needs by monitoring the condition and the yield of the gardens. MARS will make every effort to ensure that optimal conditions are maintained. We will conduct seasonal surveys to generate an ongoing metric for tracking the impact this service is providing individuals and the community over time. The tipping point will be reached when MARS is able to produce more than the immediate needs of its members and resident artists and is able to supply local, organic vegetables and fruits to the Cape Ann Food Pantry for individuals and families in need.

A clear measure of success will be how many members of the community participate in the trainings and who then take this model and apply it elsewhere. It is anticipated that those involved in learning at the Manship property will develop an affinity for the place, as so many have already, and transition into active stakeholders dedicated to protecting and nurturing this local treasure. Ultimately, the real measure of success will be to help transform the community's relationship with the natural environment and a collaborative place for community education and environmental learning supporting preservation of place. The true mission and goal is to support a growing community concern that respects humanity's interdependence with nature and takes responsibility for protecting Cape Ann's heritage from wonton development and preserving it so that future generations can enjoy and benefit mutually from this special place.

**A new non-profit, MARS has a working Board of Directors and an active advisory committee, and is actively seeking the skills and expertise to fill out its distinguished core of local volunteers.**

**Rebecca Reynolds**, Executive Director and President of the Board, is a former Museum professional and arts administrator who holds degrees in Art History from the Institute of Fine Arts at New York University and Georgetown University, and who has completed coursework at Boston University towards a terminal doctoral degree, specializing in American sculpture. Ms. Reynolds is a resident advisor on Gloucester's Committee for the Arts and has extensive experience as a public art curator, consultant, and advocate. She helped found Boston's Forest Hills Educational Trust (FHET). Over the ten years that Reynolds worked at FHET part-time, Reynolds developed its popular and diverse cultural programming, originated its signature Lantern Festival event, and introduced temporary public outdoor sculpture exhibitions and permanent sculpture walks into the sacred, historic landscape of Forest Hills Cemetery - one of our country's first sculpture parks. Today Reynolds works with private individuals and public institutions to develop strategies and guidelines for preserving, maintaining, sharing, and enhancing their collections. Her primary community service, volunteer effort this past year has been researching the feasibility and working towards the creation of the Manship Artist Residence and Studios.

**Jo-Ann E. Castano**, Vice-President of the Board, is a sculptor, arts educator, community organizer, and arts advocate. She received her Bachelor of Arts in art at Goddard College in Plainfield Vermont in 1974. Castano spearheaded and co-established the City of Gloucester Committee for the Arts. She was a founder and a past president and director of the Society for the Encouragement of the Arts (seARTS), which among other grants, received Massachusetts Cultural Council funding under the John and Abigail Adams Fund for economic development and the creative economy initiative in Gloucester, MA. Castano also spearheaded and was a Group Co-Leader in the City of Gloucester's Master Plan 2001 Arts And Culture in the Community plan segment which continues to be referenced and used today. She is the principal of Castano Design Associates and ArtsGloucester (Gloucester's first online arts, cultural, and economic development space- est. 1994) and continues to promote and consult on community arts on the North Shore, in Massachusetts and New England. She was an advisor to ArtThrob, a North Shore online arts and cultural magazine. You can find her Twittering as ArtsGloucester and posting on cultural and social networks such as facebook. She enthusiastically looks forward to spending her time working with the launch of MARS and focusing on her own work as her priorities.

**Sandy Stone**, Treasurer of MARS, grew up in Magnolia has lived most of her life in Gloucester and has a deep love of the area's unique natural beauty, the ever-changing oceans, quiet woods and quarries. With her husband Stan and daughter Katie, they make their home in Lanesville where they enjoy hiking, kayaking and watching the ever-changing panorama of Lanes Cove and Ipswich Bay. She has traveled a great deal but is always anxious to return to this special place. A firm believer in the value of community service, Sandy is a founding member of Gloucester CERT (Community Emergency Response Team). Sandy has a Bachelor's degree in Business Administration from Leslie University and has worked in the nonprofit sector for more than 35 years. She began working for the New England Fishery Management Council in 1978 and has served as the Council's Chief Financial Officer (CFO) since 2001. As CFO, Sandy develops, justifies and monitors the Council's budgets; tracks spending and briefs the Executive Director on financial status of the Council. She is responsible for management of the Council's accounting system, tracking

the financial status of the Council, preparing accounting and management reports, and monitoring legislation affecting financial operations. She also developed many of the Council's personnel related policies and procedures.

**Linda Kennedy Bruce**, Secretary of the Board, has worked for over 28 years in the financial industry. Her experience as a Financial Advisor includes family wealth planning, stock options, insurance, estate planning, equity & fixed income strategies and retirement planning. She is a Chartered Retirement Planning Counselor-a designation received through the accredited program at The College of Financial Planning. Kennedy Bruce has a successful growing partnership practice with her business partner of 16 years, James Albanese, former CPA, who is also a V.P. at Morgan Stanley. Prior to her Financial career, Linda worked in the Healthcare industry as an Assistant Administrator of a Long term Care/Assisted living facility and Operations Manager of a Nursing/Health professionals firm. During that time she took advantage of studies at U Mass Dartmouth in Gerontology/Psychology and Human Resources and at Stonehill College in Business Management/ Marketing. Believing in engaging and empowering others along the way, Linda has been involved in several community activities, both through her employer and personally. Past activities include: Volunteer with Rose Kennedy Greenway-2011-2012. Support and networking for Friends of Beverly Animals-2013-2015. Homeagain.org volunteer- 2015. Treasurer of Smithfield Historic Society, Smithfield, RI. 2000-2003. Co-program creator and Director of Kid's Club Afterschool Program, Lynn, MA. 2005 to 2010. Kids Club Committee Chair-2010 to Present. Linda currently serves as Chairman on the Board of Trustees of her North Shore church, a position she has held for the past 5 years. Linda recently became an approved Facilitator for the AAUW.org workshops for wage-gap equality for women: Work-smart and Start-smart. She is working with the Boston mayors' coalition for working women to close the gender based wage gap by partnering with AAUW and teaching women budget planning, self-evaluation, and interview and salary negotiation skills.

**Donna Hassler** is the Executive Director of Chesterwood, a site of the National Trust for Historic Preservation, in Stockbridge, Massachusetts. Ms. Hassler is also the Administrator of the Historic Artists' Homes and Studios Program of the National Trust for Historic Preservation. A museum professional for more than 30 years both as a director and curator, she is also an Art Historian specializing in 19<sup>th</sup>- and 20-century American art. Donna Hassler is a noted authority on American sculpture. Hassler earned her Bachelor of Arts degree in Art History from George Washington University in 1979 and was awarded the senior undergraduate prize in Art History. In 1983, she completed her Master of Arts degree in Art History from the Institute of Fine Arts, New York University as well as a certificate in Museum Training from New York University and the Metropolitan Museum of Art. In pursuit of her doctorate in Art History from the Graduate Center of the City University of New York, Hassler received a Master of Philosophy degree in Art History in 2001, having successfully completed her course work, exams and dissertation research. Ms. Hassler worked for ten years as a Researcher and Curatorial Assistant from 1982-1992 in the American Paintings and Sculpture Department at the Metropolitan Museum of Art in New York. From 1992-1995, she was the Curator of Collections and Exhibitions at The Hyde Collection in Glens Falls, New York and from 1997-2005, she served as the Executive Director of the Rensselaer County Historical Society in Troy, New York. In 1999, Ms. Hassler received a scholarship from the Getty Trust to attend the Museum Management Institute (MMI) in Berkeley, California. Before joining the staff of Chesterwood in 2008, Hassler was an Art and Museum Consultant.

**Mags Harries** was born in Barry, Wales. After receiving her undergraduate degree from the Leicester College of Art & Design, UK, she attained her MFA at the Southern Illinois University, Carbondale, IL. Harries then came to teach at the Rhode Island School of Design and settled in the New England area. Harries formed Harries/Héder Collaborative, a public art design team with her husband Lajos Héder in 1990. She has completed over 30 major public commissions. Harries has exhibited across the region, the country, and internationally, including at San Diego Museum of Contemporary Art, The Institute of Contemporary Art (Boston, MA) the Boston Museum of Fine Arts (Boston, MA), and a 10 year retrospective of her work at the Decordova Museum, (Lincoln, MA). She has received a fellowship and residency from The Bogliasco Foundation, (Genoa, Italy) and attended residencies at the Baer Art Center (Hofsos, Iceland), directors guests at Civitella Ranieri and a visiting artist residency at the American Academy (Rome, Italy). Awards include the AICA Award, a Massachusetts Cultural Council Fellowship in Sculpture/Installation, a Marshall Cogan Visiting Artist Fellowship, a Massachusetts Governor's Design Awards, a Design Excellence Award for Public Art in Transportation, A Grand Bostonian, and a Bunting Institute Fellowship at Radcliffe College, Harvard University. Currently, she teaches courses on sculpture, installation, and public art at the School of the Museum of Fine Arts in Boston.

**Betsy Whittey** is an attorney with expertise in family law, regulatory process, administrative law, and consumer protection. Prior to opening her solo practice in 2014, she was an assistant attorney general in Massachusetts and New York and an assistant district attorney in upstate New York. Whittey attended Virginia Polytechnic Institute and State University where she received a Bachelor's Degree in Mathematics and Political Science. She was awarded a Juris Doctor, Law degree from the University of Buffalo. Whittey is member of the Woman's Bar Foundation. She was a close friend of Margaret Cassidy Manship and looks forward to introducing projects and interests into the programing that were important to Mrs. Manship. Whittey also has a special interest in architecture and will serve as a board representative to that advisory committee. Other volunteer experience and causes that benefit from Whittey's devotion are the Family Law Project and Elder Law Project.

**Diana Natti Theriault** is the great-granddaughter of Paul and Isabel Manship and the grand niece of John Manship. She grew up with the Manship estate as her playground, and spent countless hours exploring the old barn with her brother Matthew. Growing up in Gloucester, surrounded by the beauty of the Manship's home, and a legacy of artists in the family, Diana Natti Theriault couldn't help but develop a love of art. She attended the University of Massachusetts at Amherst, where she began her studies with a major in art, allowing her to complete a year long, rigorous, foundations program. The program introduced her to a variety of mediums, giving her a deeper understanding of the art she had come to love. The foundations program culminated in a summer abroad, intensive art program, in La Napoule, France. While abroad, Diana Natti Theriault visited Florence, Italy, where she fell in love with the art and symbolism of the many churches. She spent the next few years continuing her study of painting while also working toward a degree in Art History, with a focus on Medieval Art, ultimately graduating in 1999. While at UMass, she also met Greg Theriault, a fellow painting major, who she married in 2000. They had their first child in 2003, and since then, Diana Natti Theriault has focused on raising their three children. She looks forward to being on the Board of MARS, and keeping the connection to the Manship family strong throughout the years.

## **ADVISORY COMMITTEES**

### DEVELOPMENT and MEMBERSHIP COMMITTEE

Janet Mallett Natti, Institutional Giving Officer, Peabody Essex Museum and the great-granddaughter-law of Paul Manship

Camilla MacFadgen, textile artist and Lanesville resident

Heather Atwood, food author and Folly Cove resident

Rebecca Reynolds, Board President

### ARTIST ADVISORY & PROGRAMMING COMMITTEE

Shep Abbott, filmmaker and documentarian, fiction writer, Gloucester native who currently lives in Lanesville

Anne Marie Crotty and Cynthia Roth, partners at Flatrocks Gallery, Lanesville

Gwen Pier, Executive Director, National Sculpture Society

Clara Wainwright, artist and founder of First Night

Mags Harries, member of the Board of Directors, Gloucester summer visitor for 20+ years

### LANDSCAPE COMMITTEE

Matt Natti, arborist and landscaper, also great-grandson of Paul Manship

Lillabeth Wies, Landscapes by Lillabeth and Permaculture Specialist at iFarm in Boxford

Lester Stockman, Cape Ann TimeBank board member and gardener

Ed Mowrey, Cape Ann TimeBank board member and gardener

### HISTORIC AND NEW STRUCTURES COMMITTEE

Ted Landsmark, Boston Redevelopment Authority Board

George March, Payette, Principal, Ipswich resident

Susan Hill Dolan, Curator and Cultural Resources Manager, The Trustees of Reservations

Prudence Fish, architectural historian and preservationist and MARS neighbor

Betsy Whittey, member of the Board of Directors

Donna Hassler, member of the Board of Directors

# 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.

	<b>Activity</b>	<b>Estimated Date</b>
<b>Project Start Date:</b>		January 2017
<b>Project Milestones:</b>	Begin restoration of landscape features and community gardens	April 2017
<b>50% Completion Stage:</b>		September 2017
<b>Project Milestone:</b>	Harvest	October 2017
<b>Project Completion Date:</b>		December 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

### BUDGET FORM

**Project Name:** Cultivating an historic, Lanesville landscape with MARS' community gardens serving as a permaculture classroom

**Applicant:** Manship Artist Residence and Studios (MARS)

<b>SOURCES OF FUNDING</b>		
<b>Source</b>	<b>Amount</b>	
Community Preservation Act Fund	\$50,000	
(List other sources of funding)		
Corporate Donations	\$32,500	
Foundation Grants	\$72,500	
Government Grants	\$50,000	
Individual Contributions	\$17,500	
Programs	\$32,350	
Fundraising Event	\$15,000	
<b>Total Project Funding</b>	<b>\$269,850</b>	
<b>PROJECT EXPENSES</b>		
<b>Expense</b>	<b>Amount</b>	Please indicate which expenses will be funded by CPA Funds:
Personnel	\$11,000	
Contracted Services		
• educational	\$7,500	
• documentation	\$12,000	
• landscape architect	\$15,000	
• surveyor	\$2,500	
Administrative costs	\$27,000	
Permitting, licenses, insurance	\$2,700	
Workshop Expenses	\$600	
Fundraiser Expense	\$3000	
Capital Improvements	\$188,550	CPA funds would be used for capital improvements
<b>Total Project Expenses</b>	<b>\$269,850</b>	





February 29, 2016

Cultural Landscape Report for Paul Manship Historic Site  
Lanesville, Gloucester MA  
Proposal for Part I: Assessment

A Cultural Landscape Report (CLR) establishes preservation and rehabilitation goals for the cultural landscape. The goals are grounded in research, inventory, documentation, and analysis and evaluation of the landscape's characteristics and associated features.

The CLR can include information spanning numerous disciplines – such as engineering, architecture, archaeology, and horticulture along with ecological systems. A CLR clearly identifies the landscape characteristics and associated features, values, and associations that make a landscape historically significant and serves to minimize loss of significant landscape characteristics and associated features when impending development alternatives could have adverse effects.

Information about the historical development, significance and existing character of the cultural landscape is also valuable for enhancing interpretation and maintenance, as well as establishing the historic significance of the site on local, state and federal levels, and its integrity.

The CLR serves multiple planning purposes, providing a base document from which more detailed treatments and site plans can be developed. It is the principle document that guides management and treatment decisions about a landscape's physical attributes, its biotic systems, and its use when that use contributes to historical significance and site interpretation.

A comprehensive CLR includes:

- I. Site History, Existing Conditions, Analysis and Evaluation (Assessment)
- II. Treatment Plan
- III. Record of Treatment
- IV. Appendices and Bibliography

The development of a treatment plan is based on a thorough understanding of the site (Part I) combined with the objectives of a General Management Plan or Site Development Plan, either of which are developed in support of long-term strategic goals for the use of the site.

This proposal outlines the tasks and time projected to create Part I of a Cultural Landscape Report for the Paul Manship Historic Site.

**Part I: The Assessment**

- creates a historic chronology of the site;
- describes the spatial, topographical, circulation and vegetative aspects of the site as well as describes all built elements in terms of their relative significance to the several historic periods of ownership;
- illustrates through historic images historic conditions;
- describes its current conditions relative to the historic conditions;
- develops a bibliography of primary and secondary sources, repositories consulted, and references.

The assessment will create a document that pulls together a range of visual resources in one location along with a bibliography of sources and references. It can contain several site plans showing developments and changes on the site over time. It provides an analysis of the condition of the landscape, inclusive of all built and introduced features. The evaluation suggests priorities for preservation and rehabilitation in light of historic significance.

Site History and Existing Conditions

Site Chronology – research and writing	60 hours
Research, scanning, placing and captioning & contemporary images	60 hours
Writing site history; bibliography with endnotes for each paragraph	<u>80 hours</u>
200 hours @ \$30.00 hourly	\$6000.00

Analysis and Evaluation

Writing analysis and pairing contemporary with historic images	80 hours
Site plan & period plans (dependent on Site Survey)	80 hours
Formatting	<u>60 hours</u>
(Printing and binding of report(s) not included in this proposal)	
200 hours @\$30.00 hourly	\$6,000.00



**Preliminary BUDGET Proposal**  
**Permaculture Design &**  
**Multi-Stakeholder Community Engagement**  
**February 2016**



**The Manship Artist Residence and Studios (MARS)**  
dba The Gloucester Fund  
10 Leverett St  
Lanesville, MA

**The Resilience Hub**  
224 Anderson Street  
Portland, Maine USA  
+1 207-370-7697  
[www.resiliencehub.org](http://www.resiliencehub.org)

Signed/Approved Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Dear Elizabeth and friends of the Manship Artist Residence and Studio,

Thank you so much for the opportunity for The Resilience Hub to work with you, potentially, on the creation of a multi-stakeholder permaculture plan for MARS project in Lanesville, MA.

Further to our recent discussions, we are pleased to submit this preliminary budget proposal for permaculture design service and multi-stakeholder engagement to include:

- Some coaching or support for your team to create some shared **goals**, a **wish list** of design elements and strategies and an understanding of “**problems to be solved**” or challenges presented by the site now
- **Development and distribution of a survey** for stakeholders to respond to regarding goals, design ideas, and communication methods, collation of results of this survey
- Research, data collection, site survey, analysis & assessment of your property followed by the creation of **draft design** (possibly as part of an Intro to Permaculture Design Short Course on the property)
- **2-3 community education and design events** (charrettes or “design labs”) in which we gather data for the draft design as well as educate participants about the permaculture design approach, strategies and techniques
- A **draft design review meeting** in which we take a look at the draft design ideas and directions before committing to the full concept drawings and written report. This could include several members of the board or community members, etc.
- **Full Color Concept drawings**, if desired, with supporting narrative **report** which will describe design elements, suggested phasing, plant lists and other recommendations and findings (15-20 pages)
- A **second meeting** for delivery and review of Concept Design and Report (can include referrals to permaculture-literate installers of the design as well)

**Your Goals/Objectives for Working with Us:**

Based on recent discussions and information received so far, our understanding is that you are interested in working with The Resilience Hub and using permaculture design methods, ethics and principles in order to:

- Create a **whole property design** that honors the “original” arts and agricultural and uses of the property while also integrating ecological design principles that will help to restore the landscape and promote regenerative and resilient systems for many years to come.
- Create a design that **integrates growing food** on a community garden plot scale while also creating systems which reduce environmental impact and produce abundance, visual interest and diverse on-site activities.
- Create a unique and inspirational **experience for guests** who visit the property or use the space for special functions.
- Create **educational space** for the surrounding community to come and learn new techniques about permaculture and related topics, thus creating a more vibrant and connected community of neighbors.

Signed/Approved Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- **Engage various stakeholders** in the design process so that they are more vested in successful outcomes and feel some sense of ownership about the direction of the project.

Note that this proposal is based on the information we have gathered so far and our best understanding of your needs and goals. Let us know if you'd like to adjust this to a different scope of work.

*As a non-profit educational organization, each project is also a learning and capacity-building opportunity for at least one permaculture design student or apprentice and for other members of the community. We appreciate your patience as we explore this on-the-job-training model that aims to create as many permaculture-literate people as possible in Maine.*

Signed/Approved Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Suggested Scope of Work**

<b>Work Items (Can be phased)</b>	<b>Estimated person-hours*</b>	<b>Total est cost</b>
<i>Initial Consultation, questionnaire review, site walk and preliminary data collection. Some coaching and support for the creation of goals and wish lists for the property as needed.</i>	8h 2ppl at 4h each	\$275 flat fee
<b>Part 1: PRE-WORK + SITE WORK + PRELIMINARY ENGAGEMENT WITH STAKEHOLDERS</b> Research, Data Collection, Site Survey, Full Site Analysis & Assessment. Interviews with key stakeholders, data collation	26- 28 h 2ppl at 13-14h each	\$2,080 - 2,240
<b>Part 2: PARTICIPATORY DESIGN STRATEGIES</b> 2-3 Design charrettes: community events	12- 18 h 2-3 ppl at 4 - 6 h each	\$960 -1,440
<b>Part 2: DRAFT CONCEPT CREATION</b> Additional research if needed and the creation of a DRAFT concept design drawing, refined goals and design elements lists.  Includes meeting to review DRAFT with clients.	10 - 12 h 2ppl at 6-8h each	\$800 - 960
<b>Part 3: FINAL CONCEPT CREATION</b> Additional research if needed and creation of FINAL concept drawings and full supporting NARRATIVE report to include design element descriptions, suggested phasing, plant lists and other recommendations and findings (15-20 pages)  Includes Meeting to deliver and share FINAL design with clients.	25 - 27 h 1ppl at 20h 1ppl at 5-7h	\$2,000 - 2,160
<b>Estimated Total Under This Scope:</b>	<b>Approx hours</b>	81-93 h not including Intro Class
<b>Estimated Total Value of this Design Project</b> <i>Does not include travel fees which would be billed at 50% of the normal hourly rate. Every attempt will be made to be efficient with trips to the site.</i>		\$6,115 - 7,075
<b>1/3 DEPOSIT TO BEGIN PROJECT</b>		<b>\$2,038.33</b>
<b>Additional/Optional Services for Future Consideration:</b> <ul style="list-style-type: none"> <li>● An <b>Introduction to Permaculture Design</b> short course could be offered to community members/stakeholders</li> <li>● <b>Consultation/coaching</b> on installing certain elements (billed hourly as needed)**</li> <li>● The creating of <b>community workshops</b> to install parts of your design as educational opportunities (billed hourly as needed or funded by workshop participant fees)</li> <li>● <b>Referral service</b> to specific professionals you may need for parts of your project (no charge)</li> </ul>		

*\*every attempt will be made to keep hours to the lower end of this range  
Note that this is a budget estimate only and may change once an initial site visit and more conversations are held.*

Signed/Approved Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Manship Artist Residence and Studios, Inc.**  
**Architectural, Planning and Construction Outline and Budget**

**Winter 2016 - Spring 2017**

- Documentation and analysis of holdings
  - Planning and permitting process begins

**Acquisition**

- Property purchase
- Documentation and Analysis of existing conditions to form the basis for project planning and design, including:
  - a. Boundary survey and location of existing structures and quarries
  - b. Architectural as-built plans of house, barn and accessory buildings
  - c. Historical Documentation and Preservation analysis of existing structures
  - d. Documentation of neighborhood context and location
  - e. Building systems, structure and utilities
  - f. Identification of Permitting Review and Approval, including Zoning, Licensing, Conservation Commission, Mass DEP, City Council and Building Permits
  - g. Accessibility and Sustainability analysis

Professional Fees, including:

Architect, Surveyor, Civil and Structural Engineer,  
and Environmental Consultant

Total Fees: **\$18,000.**  
Duration of Work: **2-3 months**

**Outdoor Spaces and Grounds**

- Initiate restoration of the landscape and recreation of herb and vegetable garden that will feed artists in residence and provide a needed community garden
- Lay the groundwork for a permaculture forest
  - Sculpture garden
  - Driveway, walkways and hardscape
  - Landscape and garden areas
  - Preservation and restoration of historical garden structures
  - Restoration of historic quarry edge areas

Budget for Landscape Site Improvements: **\$250,000.**  
(Including Fees for consultants)

Work phased over 12 months

