




CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information
Project Title: Fitz Henry Lane House Roof Replacement/Renovations
<p>Project Summary: Public works would like to do some renovations of the Fitz Henry Lane House, which is listed in the National Register of Historic Places, with the intent of potential future civic use. This three story stone Gothic Revival building was built in 1849. The roof is in dire need of replacement and we would like to replace the IKO asphalt shingles with slate to restore the roof to its original aesthetic. The first floor public restrooms are in need of renovation, all toilets and faucets need to be replaced and also some trim work needs to be done. This work would be done in-huouse by Public Works' Facility Division. All toilets and faucets will be replaced and new flooring installed.</p>
Estimated start date: _____ Estimated completion date: _____
CPA Program Area (check all that apply): <input type="checkbox"/> Open Space <input checked="" type="checkbox"/> Historic Preservation <input type="checkbox"/> Community Housing <input type="checkbox"/> Recreation

II: Applicant/Developer Information
Contact Person with primary responsibility for project: Michael B. Hale, Director
Organization (if applicable): Department of Public Works
Mailing Address: 9 Dale Avenue, Gloucester, MA 01930
Daytime phone #: 978-281-9785 Fax #: 978-281-3896
E-mail address: mhale@gloucester-ma.gov

III: Budget Summary
Total budget for project: \$140,000.00
CPA funding request: \$120,000.00
CPA request as percentage of total budget: 86%

Applicant's Signature: 

Printed name and Position: Michael B. Hale, Director of Public Works

Narrative:

This project falls under the Historic Preservation category and the rehabilitation and restoration definition as it involves restoration of the roof to its original slate shingles as well as a complete upgrade to the public restroom facilities on the first floor. This structure was built in 1949 by the artist Fitz Henry Lane and was his home until his death in 1865. The building now sits in the middle of a small municipal park and has a commanding view of the harbor. The building is currently occupied by two nonprofit organizations and it is the intent of the City to continue to utilize the building for similar civic purposes.

The City of Gloucester's Department of Public Works contracted to have the roof replaced in 2010. The original slate shingles had deteriorated over the years and there were several leaks. A local contractor replaced the roof with IKO Cambridge architectural shingles and replaced several city building with the same. A few years after the replacing took place, it became public knowledge that the batch of shingles used was defective. The DPW is looking to restore the roof to its original slate shingles which should ensure an issue free roof for many years. The Director of Public Works estimates the cost for the roof replacement to be approximately \$120,000.00. The roof replacement portion of the project will have to go out to bid according to MGL Chapter 30B Procurement of Goods and Services. According to MGL 30B any services that are expected to exceed \$50,000 require a formal, advertised competitive bid process by the issuing an invitation to bid (IFB) and then awarding a contract to the qualified bidder that meets your specifications and offers you the best price. The labor must be quoted at the prevailing wage rates which can be obtained from the City's purchasing agent. The cost will vary depending upon what time of the year the bid request goes public.

The first floor of the building has a men's and women's public restroom that is widely used, as it is one of the few public restrooms in the area. The Thursday night concert series is one of the prime event users of the restrooms as well as visitors to the historic building and surrounding waterfront. The restrooms are in need of a complete renovation as they are both in poor condition. DPW is looking to replace the toilets and sinks in both rooms with modern handicapped accessible fixtures that the DPW has in stock. The pricing would be approximately \$19,850.00, depending upon which fixtures are used. All work will be done in-house. The floor will be replaced with a poured rubber compound that the City has used at the O'Maley school restrooms, O'Maley rink restrooms and Good Harbor Beach restrooms. Both rooms will be painted by DPW staff at a minimal cost.

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:	Roof project out to bid	1/15/2021
Project Milestone:	Bid awarded	2/27/2020
50% Completion Stage:	Roof replaced	4/1/2029
Project Milestone:	Floor poured/fixtures installed	5/1/2021
Project Completion Date:	Ready for opening	5/31/2021

Please note: If the project is approved, the recipient must provide progress reports to the Committee on a quarterly basis (the end of September, December, March and June). 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.

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

BUDGET FORM

Project Name: Fitz Henry Roof Replacement/Renovations

Applicant: Department of Public Works

SOURCES OF FUNDING		
Source	Amount	
Community Preservation Act Fund	\$ 120,000.00	roof
	20,000.00	floor/restrooms
Total Project Funding	\$ 140,000.00	
PROJECT EXPENSES		
Expense	Amount	Please indicate which expenses will be funded by CPA Funds:
Roof	\$120,000.00	CPA
Floors	\$8000.00	DPW
Fixtures	\$5000.00	DPW
Paint/doors	\$2500.00	DPW
Labor	\$4,500.00	DPW
Total Project Expenses	\$ 140,000.00	

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Title:

Lane, Fitz Henry (formerly known as Fitz Hugh), House

National Register Information System ID:

70000837

Applicable Criteria:

ARCHITECTURE/ENGINEERING

PERSON

Architectural Styles:

GOTHIC REVIVAL

Architects:

Unknown

Areas Of Significance:

LANDSCAPE ARCHITECTURE

ART

ARCHITECTURE

Periods Of Significance:

1850-1874

1825-1849

Significant Years:

1849

1865

Significant Names:

Lane, Fitz Hugh

Resource Type:

BUILDING

Related Collections:

National Register of Historic Places Collection

Resource Format:

pdf

File Size (bytes):

22151

Date Published:

7/1/1970

Parks:

National Register of Historic Places

Locations:

State: Massachusetts

County: Essex County

Gloucester ; Harbor side of Rogers St.

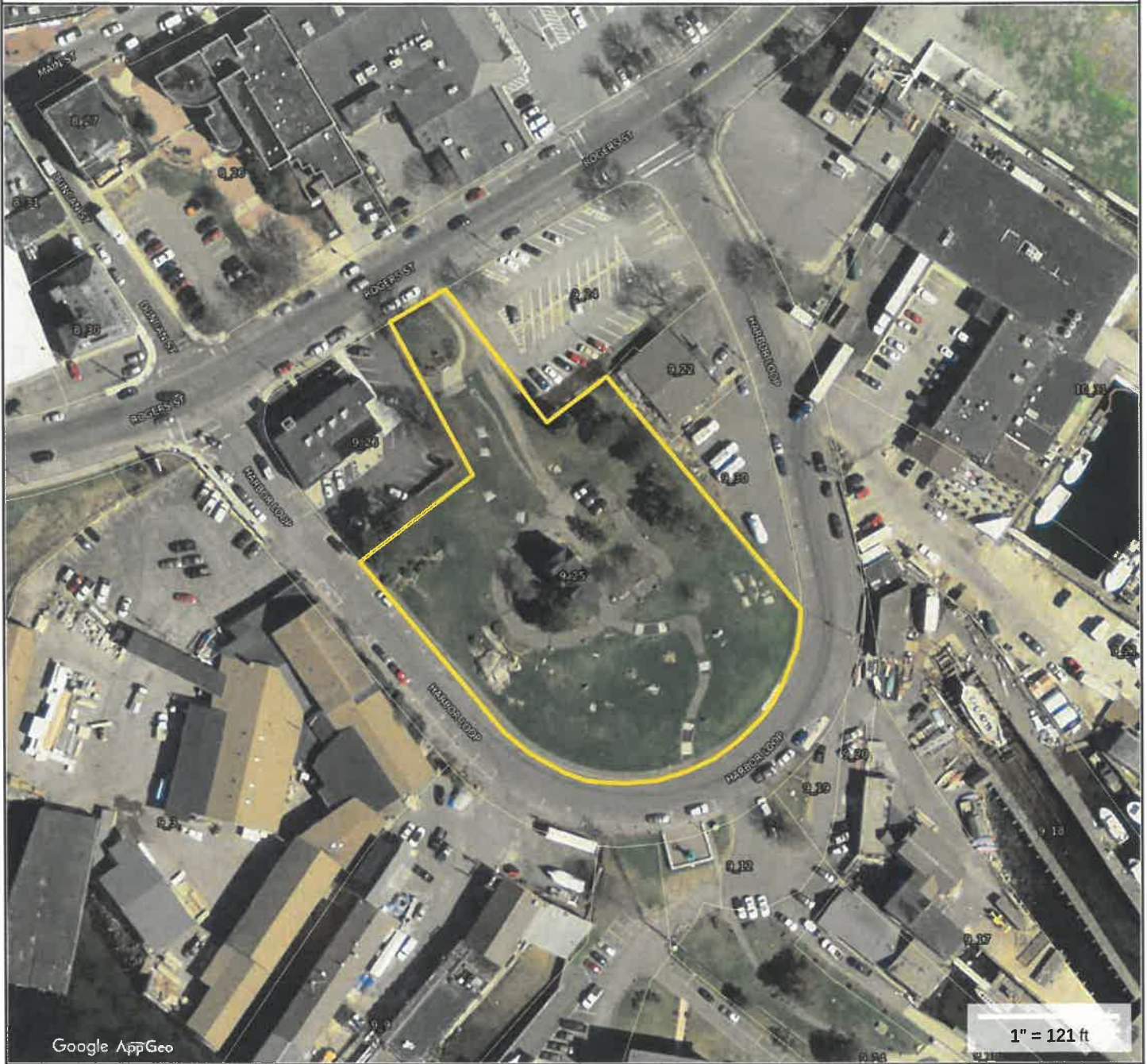
Rating:

Categories:

Historic

Asset ID:

0b1668b0-bd42-4353-a78f-97fbc4a1b84d



Property Information

Property ID 9-25
Location 8 HARBOR LP
Owner GLOUCESTER CITY OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Gloucester, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/10/2020
 Data updated 07/01/2018

8 HARBOR LP

Location 8 HARBOR LP

Mblu 9/25/11

Assessment \$728,000

PID 561

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$334,500	\$393,500	\$728,000

Ownership History

Ownership History				
Owner	Sale Price	Page	Book &	Sale Date
GLOUCESTER CITY OF	\$1		5276/0119	06/14/1965

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,198
Building Percent Good: 72

Building Attributes	
Field	Description
STYLE	Other Municip
MODEL	Commercial
Grade	Average +10
Stories:	2.5
Occupancy	1.00
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet

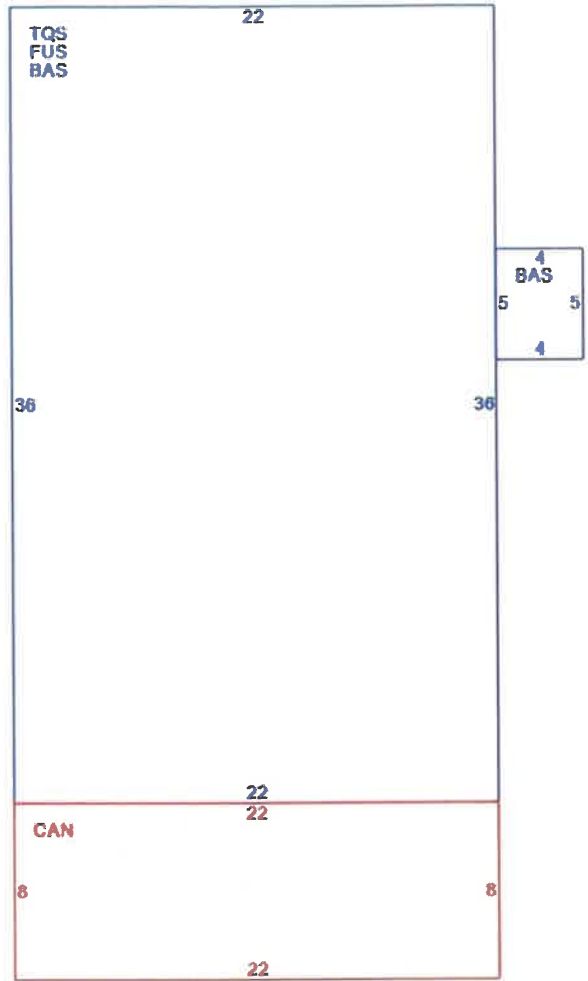
Building Photo



(<http://images.vgsi.com/photos2/GloucesterMAPPhotos/A00103105197.jpg>)

Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	MUN IMP COMM
Total Rooms	
Total Bedrms	00
Total Baths	3H
Usrflid 218	
Usrflid 219	
1st Floor Use:	9030
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	LIGHT
Wall Height	10.00
% Comn Wall	0.00

Building Layout



(ParcelSketch.ashx?pid=561&bid=569)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	812	812
FUS	Upper Story, Finished	792	792
TQS	Three Quarter Story	792	594
CAN	Canopy	176	0
		2,572	2,198

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	931C
Description	MUN IMP COMM

Land Line Valuation

Size (Acres)	1.68
Depth	0

Zone MI
Neighborhood C06

Assessed Value \$393,500

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$321,200	\$393,500	\$714,700
2018	\$313,500	\$393,500	\$707,000
2017	\$305,900	\$374,700	\$680,600

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