

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE
TUESDAY, MARCH 4, 2008
JUDGE WELSH MEETING ROOM**

Chairman Elaine Anderson convened the meeting at 9:08 a.m. in the Judge Welsh Meeting Room noting the following attendees:

Members present: Elaine Anderson, Mona Anderson, Bill Dougal, Celine Gandolfo, Brian Green; Stephen Milkewicz; Dennis Minsky

Absent member: Cass Benson (unexcused absence)

Other attendees: David Gardner; Amy Lawson, Margaret Murphy, James Bakker, Ellen Burbank

Recorder: Amy Lawson

The following are meeting minutes, in brief:

PUBLIC COMMENTS

There were none.

APPROVAL OF MINUTES

Minutes were not available from the 2/25/08 meeting. They will be approved on 3/18/08.

PUBLIC HEARING

Bill Dougle recused himself to avoid a possible conflict of interest.

James Bakker presented his proposal for \$40,000 for the restoration of the lodge at the Pilgrim Monument. He provided early photos of the building and stressed its historical significance. He also pointed out that the monument attracts 70,000 to town annually. When the lodge is restored it will be open for meeting space and it will have a handicapped accessible bathroom.

In order to restore the structure, the roof needs to be replaced, the windows need to be restored or replaced and the doors, and floors need to be replaced, and the handicapped bathroom must be completed to code. The order of priority for these items is 1) roof, 2) windows, 3) doors, 4) floor, and 5) handicapped bathroom.

Bill Dougle returned and Stephen Milkewicz recused himself to avoid a possible conflict of interest.

Margaret Murphy, the director of the FAWC described the historical significance of the Day's Lumber Yard area and explained why they have decided to renovate rather than rebuild. The space used to be used exclusively for artist's studios, but now it is used for studios and housing for fellowship participants.

This last phase of the multimillion dollar project will encompass a number of tasks: the main floor and foundation will be renovated, several offices will be renovated, and a housing unit will be converted into a meeting room and library, which will be open for public meetings.

Margaret Murphy went on to discuss the sources of funding that FAWC has already secured. The CPC grant would be used to provide matching funds for a \$205,000 grant. Additionally, the CPC money would be used specifically to reconstruct the façade—the shingles and windows. The shingling is the priority, windows are the second. The \$293,000 that has already been secured doesn't apply toward match since it was received before the 205 matching grant was received.

Construction will commence during the fall of '09. Work can't be done in summer because of programs, and won't be ready by this fall. Staff is hoping to finish fundraising by the end of this calendar year. FAWC is currently waiting to hear back on the status of a USDA mortgage loan application for \$400,000. If they do not secure the loan, they will

have to reconsider the timeline. Contractor estimates have been secured, but FAWC will not seek bids until all of the necessary funding has been secured.

Public comment: Stephen Workowski, Historical committee

Stephen read a statement from Historical Commission. The statement was strongly supportive, and indicated that FAWC's grant application should be a model for this type of preservation project.

CPC MEETING

The committee was unable to review minutes since Sasha was not present. Minutes will be reviewed at the next meeting.

Discussion of Articles for the Warrant:

Elaine wishes to stay within budget and not borrow to fund these projects. She went on to read a community support letter from Barbara Rushmore. The letter indicated that the library is good for the town and for visitors. Furthermore, the library board can be trusted to handle funds effectively.

Mona agreed that money should not be borrowed. Her proposed breakdown of grant funding was 50,000 dollars to library, 25,760 dollars to monument—will be self-sustaining and will increase revenue, and 50,000 dollars to the Fine Arts Works Center.

MOTION: Move to not to exceed \$125,760 of grant funding in 2008.

Motion by: Brian Greene Seconded by: Celine Gandolfo Yea 7 Nay 0 Abstain 0

The group continues to deliberate over how much money to allocate to the Library . Ultimately, they agree on \$50,000 and will revisit the figure at the end of the meeting to see if it needs to be adjusted.

MOTION: Move to allocate \$50,000 of grant funding to the Provincetown Public Library to help fund the restoration of the main gable and the lantern preserving, in perpetuity, the character defining aspects of the building

Motion by: Dennis Minsky Seconded by: Mona Anderson Yea 6 Nay 1 Abstain 0

The group deliberated and decided to allocate 50,000 dollars of historic resource funds to fund the restoration of the FAWC's façade.

MOTION: Move to allocate \$50,000 of CPA grant funding to the Fine Arts Work Center for the purpose of restoring the structure's façade.

Motion by: Bill Dougal Seconded by: Moan Yea 6 Nay 0 Abstain 1

Bill leaves at 10:36, did not return.

The group discussed the restoration of the lodge and agreed to allocate the remainder of the funds to the restoration of 2 doors and original windows, and a new cedar shingle roof on The Lodge of the Pilgrim Monument and Provincetown museum

MOTION: Move to allocate \$25,760.03 of CPA grant funding to the Pilgrim Monument for the purpose of restoring the windows, doors, and roof of the lodge structure.

Motion by: Dennis Minsky Seconded by: Mona Anderson Yea 6 Nay 0 Abstain 0

In preparation for town meeting, the group discussed the role of the Housing Specialist.

MOTION: Move to allocate \$50,000 of CPA funds to employ the housing specialist.

Motion by: Steven Milkewicz Seconded by: Brian Green Yea 6 Nay 0 Abstain 0

There are no articles for borrowing.

Mona will bring samples of logo and tagline to the next meeting.

MOTION: Move to adjourn the meeting at 11:03 a.m.

Motion by: Bryan Greene Seconded by: Celine Gandolfo Yea 6 Nay 0 Abstain 0

Respectfully Submitted by

Amy Lawson
Housing Specialist