



CPC MEETING MINUTES
August 19, 2013
GAR Hall, Country Way, Scituate

Members Present: Mrs. Lisa Halbower-Fenton, Chair, Mr. Joshua McKain, Mr. Rob McCarry, Mrs. Marla Minier, Mr. Bill Limbacher

Other Present: Jim Dayton, Janet Cornacchio, Scituate Art Association, Don Barris, Scituate Art Association, Robin Glazier, Scituate Art Association, Mark Caughlin, Strekalovsky Architecture Inc.

- Call to order 7:02 pm
- Acceptance of Agenda- Motion was made by Josh McKain. Second Marla Minier. All in favor.
- Acceptance of Minutes- Motion was made by Marla Minier. Second Rob McCarry. All in favor.
- Presentation Scituate Art Association: This presentation was about an Eligibility Application for Ellis House restoration by Janet Cornacchio from the Scituate Art Association. Lisa asked that Janet give a brief background on the history of the Ellis House. The Scituate Art Association (SAA) has been housed at the Ellis House since the early 1970's. The property was originally bought by the School Department for the purpose of a middle school. Prior to the Ellis House the SAA used the WPA building for classes. The SAA went to the town requesting to rent the Ellis House in ten year allotments which the town agreed to do. In early 1990 the School Department gave the property to the Conservation Commission and designated 3.5 acres to the SAA. The SAA has the right to purchase the Ellis House for \$1.00 from the town however it would require a Title 5 completion which is too costly for the SAA. SAA presently has a rental and lease to fix agreement fixed for four years. The SAA rents the space for artist in residence. There are eight artists in residents studio's at the house. The funds received from the rentals are used for maintenance on the Ellis House. The house is used for conducting classes and workshops. The SAA also has a gallery downtown on Front Street. The gallery is instrumental in bring people into the classes. Janet said the SAA is also very active in pursuing alternate forms of funding to support the house. Caretaker, Don Barris said the association has been making improvements to the heating system, storm windows, chimney, paint, repair to sill beams, residing and painting the tower. He stated that this work has been funded by fundraising efforts and grants. Wendy Fronterio started the process of getting Ellis House on the National Registry. Getting the house on the National Registry is not yet completed and presently Doug Smith form the Historical Commission is in charge of the process. Don said the river runs under the house so there is a constant issue with moisture which the SAA tries to manage. Lisa explained that CPA funds cannot be used for maintenance.



She explained that the language used in the application needs to refer to preserving. The verbiage must describe the preserving for historic or design elements in order to be eligible for CPA funds. She advised Janet to refer to the Coalition website for the boundaries and guidelines between maintenance and preservation. Lisa also recommended describing how the funds being requested are applicable to the whole community. She mentioned how Frank Snow suggested incorporating footpaths along the property so the land could be used for hiking trails. This recreational use of the property would draw more usage from the community as a whole. Janet agreed. She felt by improving the driveway it would help to entice people up to the property. Rob asked about how many visitors go to Ellis House a year. Janet said the number was between 4000-5000 visitors. Scituate residents make up 80% of the visitors and the other 20% is from other South Shore towns. Heritage Days is when most visitors from outside Scituate go to the Ellis House and property. Janet said that the SAA is trying to promote usage of the property for recreational use as well. The SAA would like Booth Hill Farm to use the trails for horseback riding. Lisa felt that if a program was set up with Booth Hill Farm would be a great idea especially since the farm works with children with special needs. She felt this would be the ultimate way for the property to be used by the whole community. Janet again mentioned that the SAA was active in writing grants for preserving the exterior of the house, making the house handicap accessible, as well as other projects. They get some funding from the Mass Facility Fund and the Mass Historical Society. The interior is in good shape with the exception of the moisture issue. The application is going to ask for CPA funds in three phases. Phase one is for the exterior grounds. Phase two is for the basement and a humidifier system. Phase three is for drainage. Josh mentioned that he was the liaison for the 2004 Ellis House project. Josh voted for funding the Historical Registry for SAA. He said he would support the application, if the application is worded as preservation. Bill stated that it is a fine line between maintenance and preservation. He suggested that the application have raw numbers based on industry standards for the work to be done and allowances for overruns throughout the process. Bill said he would support the application as well if it is for preservation and not maintenance. Lisa suggested for Janet to use explicit language on the basic history of the house and property for the application and to be specific about the funds requesting. Lisa agreed with Bill to build contingencies into the cost and they need to show a line by line budget. Josh said that if the wording in the application referred to usage in terms of Open Space, Recreation, and Affordable Housing, the application would be more desirable. It would show that more of the community can benefit from the project not just people interested in art. Lisa commended the SAA for being proactive in applying for other grants and funding for projects. She asked that Janet also obtain a letter of support from Doug Smith at the Historical Society. Bill Limbacher made a motion to reward Eligibility Application for the project if rewritten for preservation not maintenance. Seconded by Josh McKain. All voted in favor.

- Old Business: Website- Josh will give Dave and Rob a deadline for returning Recreation information for website. All of the information provided to date is now on the website. Josh is waiting on completion dates and year voted for the Open Space and pending Recreation projects. Josh will contact individual committee members for missing information.
- Adjourn 8:05 pm. Motion by Josh McKain. Second by Rob McCarry. All in favor.