**Community Preservation**

**Application for Funding**

City of Newburyport

Community Preservation Committee **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Applications for funding are due by **Thursday, February 4, 2021 at 4:00 p.m**. with the Community Preservation Committee, c/o Office of Planning and Development, City Hall, 60 Pleasant St., Newburyport MA 01950.

Application Instructions:

* Applicants should file ten (10) paper copies and one electronic copy of the completed application and all accompanying documents.
* Applications should be stapled or clipped. Bound applications are not required.
* Please be mindful of extraneous paper – double sided copies are acceptable.

**PROJECT NAME: \_Cushing House Landscape Restoration, Phase III \_(final)\_\_\_\_\_\_\_**

**PROJECT ADDRESS: \_98 High Street\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **\_\_Newburyport 01950\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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**MAP/LOT: \_\_14-52\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**APPLICANT NAME: Historical Society of Old Newbury** (Group or Committee Affiliation)

**CONTACT PERSON: Susan C.S. Edwards\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**TELEPHONE/FAX NO.: 978-462-2681\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**ADDRESS: Same as above\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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**EMAIL: sedwards@newburyhistory.org**

**AMOUNT OF COMMUNITY PRESERVATION FUNDING REQUESTED:** $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# COMMUNITY PRESERVATION CATEGORY: *(Please check all that apply)*

**☐ Open Space X Historic Resource † ☐ Affordable Housing \* ☐ Recreation**

† Applicants seeking Historic Preservation funds for the preservation, restoration or renovation of historic structures must, as a condition of funding award, record a perpetual Preservation Restriction (PR) on the subject structure(s) prior to any distribution of funds. Applications should attend a meeting of the Newburyport Historical Commission (NHC) as early as possible to discuss and confirm the nature and scope of the required Preservation Restriction. The NHC’s advisory opinion will be incorporated as appropriate into any Community Preservation Committee (CPC) recommendation, City Council appropriation, and/or grant award letters or agreements thereunder. *Please Note: The Newburyport Historical Commission (NHC) is an official City board and should not be confused with the local Newburyport Preservation Trust (NPT), a non-profit advocacy group.*

\* Applicants seeking Affordable Housing funds must attend a Newburyport Affordable Housing Trust meeting to review and discuss their application. This review must occur prior to the Community Preservation Committee deliberations.

**Project Summary:** Provide a description of the Project, including the property involved and its proposed use.

The museum is respectfully seeking funding from the Newburyport Community Preservation Committee for the third and final phase of landscape restoration and rehabilitation of the Cushing House's historic landscape. The work will focus on the carriage drive and the so-called orchard or nursery garden that connect to the cobble courtyard to provide barrier free access to the formal garden, carriage barn, and the Perkins Printing and Engraving building. These areas will provide the museum with safe spaces for programs and small events. As a result of COVID-19, the museum is scheduling many more programs in 2021 to take advantage of our open spaces. Free programs will include workshops, demonstrations, and historical re-enactments.

In August 2019, with funds awarded by the Newburyport CPC, the museum implemented the restoration and rehabilitation of the Laundry Yard (Phase I) adjacent to Fruit Street. The Cobble Courtyard (Phase II), was also funded in part by the CPC, and work will be implemented in April 2021.

The primary goals of Phase III are to preserve the original fabric while improving safety and providing barrier free accessibility to make the museum's campus a more integral part of the Newburyport community.

The resources are currently threatened. They have degraded over time and poor drainage undermines them. The current conditions are hazardous for visitors to the site due to change in grade and the uneven grass, granite, brick, and cobble areas. The scope of work is as follows:

In the Carriage Drive, the cobblestones will be removed, cleaned, and salvaged. The granite edging and the granite curb will also be removed and salvaged. The drive will be re-graded and drainage corrected to direct water away from the granite wall on the property line. The cobblestones and granite pieces will be reset on a gravel borrow sub-base to create an even but textured surface like the original.

The bulkhead adjacent to the carriage barn will be removed as it is no longer functional.

The existing ramp to the carriage barn is unsafe and will be replaced.

In the Orchard Garden, the focus is on providing an accessible walking path connecting the main campus with the Perkins Printing & Engraving Building.

The existing walkway is comprised of a series of granite pieces set into a cobblestone bed and bordered by brick edging on either side. The brick edging, cobblestones, and granite pieces will be removed, salvaged and cleaned. The pathway will be graded to accommodate slope and drainage. A gravel borrow sub-base will be laid for resetting the granite, cobbles and brick.

A board fence, to match the existing one, will be constructed along the property line.

One addition which is not of historic precedent includes a low evergreen boxwood hedge to screen the existing split-pump condenser located at the western corner of the Perkins Printing & Engraving Building.

Original materials will be used wherever possible. Where original materials need to be replaced, i.e. on fences where wood is rotted, materials will be matched in kind.

**PUBLIC BENEFIT\*:** Describe in detail the benefits Newburyport will receive from the Project and how the Project fulfills the Community Preservation Committee’s Project Evaluation Criteria.

**\* Deed Restrictions:** The City may require, as a condition for funding, that the applicant grant to the City or other authorized grantee certain restrictions, including: Preservation Restrictions on rehabilitated or acquired historic resources, Conservation Restrictions on preserved or acquired lands, and Affordability Restrictions on affordable housing projects. The restriction shall be recorded at the Southern Essex Registry of Deeds.

This is a highly visible project that will enhance the historic significance of the property and make it widely available for the benefit of the community. The grounds of the Historical Society are open from dawn to dusk for all who wish to relax and enjoy them. The museum is a community museum portraying the history of the Newburys from the 1630s onward. It is an institution for the people of Newburyport and is open to all residents free of charge during regular open hours.

During the summer and fall of 2020, the museum experienced a sharp increase in attendance in the gardens by Newburyport residents who were seeking solitude and a peaceful respite from the pandemic. Visitors brought books to read, enjoyed the flowers and vegetables, and took photos that they submitted to the museum for use in our e-newsletter.

**Control of Site:** Indicate whether the applicant owns or has a purchase agreement for the Project site. If the property is under agreement, include a description of the agreement and the timing and conditions. If the applicant does not have site control, explain.

The applicant has control and ownership of the property.

**Feasibility:** List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe support or objections from those affected.

In summer 2016, the museum received a 1:1 matching grant from the Massachusetts Historical Commission Preservation Projects Fund to create a preservation plan for this historic landscape. The plan has provided a framework for all future landscape restoration projects at the museum. The preservation plan is based on historical documentation while allowing for 21st century public use.

At the same time, the museum worked with Public Archaeology Laboratory (PAL) who conducted a site assessment, an Archaeological Reconnaissance Survey Technical Report, and an Intensive (Locational) Archaeological Survey. The surveys identified no potentially National Register-eligible archaeological resources and no further survey work was recommended. Archaeologists for the Massachusetts Historical Commission have signed off on the reports. Additionally, a topographic survey was undertaken by civil engineers Ducharme and Dillis.

The Massachusetts Historical Commission holds a 10-year preservation restriction on the property, recorded in Southern Essex County Registry of Deeds at Book 35748, Page 113, on March 22, 2017. In 2020, the museum drafted a perpetual preservation restriction (PR) in compliance with the conditions for receiving CPC funds. The PR was reviewed by the Newburyport Historical Commission (NHC) and Michael Steinitz of the Massachusetts Historical Commission (MHC). Mr. Steinitz has recommended edits to the PR which the applicant has made and returned to MHC for final review. It is anticipated that the perpetual PR, to be held by the NHC, will be recorded this spring.

The project will have no significant effect on abutters.

**Project Timeline:** Describe the anticipated steps or phases for completion of the Project. Demonstrate whether the Project will be ready to proceed in the coming fiscal year.

**Funding:**

1. **Project cost estimates:** Provide recent cost estimates for the proposed project, dated within the past six (6) months, detailing the scope of work and associated costs for each task.

B. **Amount of Newburyport Community Preservation Funding Requested:**

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

C. **Other Sources of Funding Available:** If funding from other sources may be available for the Project, please complete the following table:

|  |  |  |  |
| --- | --- | --- | --- |
| **SOURCE OF** **FUNDING** | **AMOUNT** **REQUESTED** | **STATUS (COMMITTED Y/N****IF NOT-WHEN)** | **CONTINGENT ON** **CP FUNDS (Y/N)** |
|  |  |  |  |
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**Attachments:**

##  Include the following with ALL copies of the application:

* Assessor’s map showing location of the Project
* Photographs
* Recent written estimates of cost with detailed scope of work
* Proposed oversight and management plan for the Project
* If the project involves public property, provide verification that the applicable public agency or department supports the project as presented and will oversee the project if funded.
* Historic resources include buildings, structures, vessel real properties, documents or artifacts that are listed or eligible for listing on the state register of historic place or determined to be significant in the history, archeology, architecture or culture of the city by the local historic preservation commission. If the project involves a historic resource, please provide evidence (date of listing on the state register or a letter from the Newburyport Historical Commission confirming its determination of significance) with the application that it meets these criteria

Include the following, if applicable and available:

* Architectural plans and specifications, for new construction or rehabilitation
* Maps, renderings, site plans
* Historic structures report, existing conditions report
* Names and addresses of project architects, contractors and consultants
* Budgets
* Letters of Support

#### Attach additional sheets as necessary to answer all questions.

#### YOU MAY BE REQUESTED TO PROVIDE ADDITIONAL INFORMATION.

**For questions contact:** Office of Planning and Development

Newburyport City Hall

 cpc@cityofnewburyport.com

 (978) 465-4400