

- b. **Feasibility:** List and explain all further actions or steps that will be required for completion of the project (i.e. 21E environmental assessments; zoning, planning board, conservation commission permits and approvals; easements or restrictions; subordination agreements etc...).
 - c. **Maintenance & Long Term Preservation:** If on-going maintenance and upkeep is required, please describe how this will be accomplished. Explain specific guarantees that will assure long-term preservation of the project.
 - d. **Maps & Visual Materials:** Please include plans, maps and other visual aids to help describe the project (i.e. USGS topographic map, assessors map, GIS/aerial photo maps, photographs, renderings or design plans etc...).
3. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Attach supporting documentation as appropriate.
4. **Project Schedule:** Please fill out the attached Project Schedule Form. Explain each step of the project, time to accomplish the various steps, milestones and project completion date.
5. If applicable and appropriate, additional information or supporting documentation should also be attached, including but not limited to:
- a. Natural resource features
 - b. Proof of site control, or plan to obtain control such as Purchase and Sale Agreement, option or deed
 - c. For historic properties or artifacts, a Determination of Historic Significance by the Beverly Historic District Commission
 - d. Historic structure report or existing conditions report
 - e. Letters of support sufficient to document clear endorsement by community members and groups, and where appropriate, by municipal boards, committees, commissions and departments
 - f. Letters from project partners and/or other funding sources
 - g. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
 - h. Any other information useful to the Committee in considering the project

I certify, under the pains and penalties of perjury, that the information set forth in this application is true and complete to the best of my knowledge.

Applicant's Signature:  Date: 4/30/14

Owner's Signature: _____ Date: _____
(If Different From Applicant)

Farms-Prides Community Association, Inc.
The Hastings House
Community Preservation Act
2014 Project Funding Application

Project Title: Hastings House Architectural Analysis for Rehabilitation and Preservation

1. Applicant/Organization Background - The Farms-Prides Community Association, Inc. (FPCA) maintains the property at 14 Oak Street known as the Hastings House. The FPCA was established in 1954, and has operated the Hastings House as a community center since its acquisition in 1958. The FPCA is governed by an elected Board of Directors, all of whom serve on a volunteer basis. The purpose of our application is to secure funding that will support the FPCA in preserving the building as the physical home of the Community Center, thereby maintaining the cultural richness, cohesiveness, and history of the Farms-Prides neighborhood. The FPCA's goal in this project is to develop a professional architectural plan to serve as a basis for implementing capital improvements and extraordinary repairs, while honoring the building's original esthetic and integrity. This will improve the Hastings House's functionality for its intended use as a community center. A critical aspect is needed upgrades to comply with ADA and other requirements to make the building more accessible for all residents of the community.

The architectural plan is the first phase of the revitalization project. Oversight of this phase will fall to the Development Committee, a subcommittee of the Board focused on the establishment of both a capital campaign and an endowment fund to secure the fiscal future of the FPCA and Hastings House. This committee is comprised of individuals with professional expertise in finance, banking, accounting, architecture, advertising, and marketing, as well as relevant experience with project management and similar initiatives in other volunteer organizations. They will partner with Poore & Co., the architectural firm engaged by the FPCA, to act as a liaison with the entire BOD. This committee will be responsible for managing the relationship with the architect, managing to budget, prioritization of goals and objectives, and communication to the FPCA Board and the Farms-Prides community, as needed. Members of this committee have been responsible for and successfully implemented projects relating to building improvements and upgrades, including fundraising for and converting the building's heating system from oil to natural gas.

2. Project Narrative: The Hastings House architectural analysis project is centered on establishing a credible basis for developing a master plan for the rehabilitation and preservation of the property owned and maintained by the Farms-Prides Community Association. This process is modeled on an initial estimated target project budget of \$450,000, through the design development phase. A quote from our preferred architect indicates that through construction bid, this will require estimated architectural fees of up to 5% of the project, approximately \$24,000. The

architectural analysis project is intended to be the first phase of a multi phase rehabilitation project, with the goal of establishing the scope of the project management plan, as well as the prioritization of projects for the next five years. The goal of the Hastings House rehabilitation project is to undertake improvements and upgrades to the building, with an eye toward spatial and multi-functional programmatic planning, while remaining true to the building's historic design elements, so the building can remain a functional, authentic, and vital resource to the Farms-Prides neighborhood for the next forty years.

An architectural plan is imperative to determine practical and attractive design alternatives, sequencing of construction phases and the total project scope and cost. A formal plan is critical for the responsible management of our assets, and for communication within our Board, with community members, and with other prospective funding sources. The plan will demonstrate to all these stakeholders the FPCA's commitment to preserving this iconic Community Center for the purposes of its historical function, will demonstrate the practicality and feasibility of doing so, and illustrate the requisite budget.

Identifying immediate vs. longer term needs will allow the FPCA to budget and schedule knowledgeably in order to allocate resources appropriately to prioritized capital expenditures. The goals of this process are improving accessibility, structural integrity, energy efficiency, and enhanced street presence to create a more inviting and valuable resource for the community.

- a. Community Need: This project addresses the community preservation need of rehabilitation and restoration of an historic resource in the Farms-Prides neighborhood. Through preparing the architectural survey and securing community input on the goals and design choices, the FPCA will be in a position to address the scope of capital improvements needed to maintain optimal functionality of the building for its use as a community center, as well as making necessary upgrades to comply with current access standards, such as ADA and building code compliance.
- b. Feasibility: At this stage of the project, this section is not applicable, as we are seeking to engage an architectural study to help determine all applicable zoning, permits, approvals, and assessments for future phases of the project. Nonetheless, the FPCA Board believes there is substantial community support for undertaking the anticipated modifications to the building.
- c. Maintenance & Long Term Preservation: Although maintenance and long term preservation are not specifically applicable to the architectural study, the ongoing preservation and maintenance will fall to the Board of Directors of the FPCA, as it has for the past 56 years. The Board has

demonstrated their commitment to keeping the Hastings House functional throughout its history in Beverly Farms, and will continue to do so in the future. A long term goal of the FPCA Board is to establish an endowment fund, which will serve to assure the financial stability of the Hastings House into the future, including the appropriate upkeep and management of the building.

- d. Maps & Visual Materials: See attached.
3. Budget: See Attached.
 4. Project Schedule: See Attached.
 5. Additional Information and Supporting Documentation: The following supporting documentation is as follows:
 - a. Copy of Deed, Assessor's Map, Assessor's record, GIS map, and photographs of the property.
 - b. Determination of Historic Significance by the Beverly Historic District Commission
 - c. Letters of endorsement from community members, including the Beverly Farms Improvement Society and the Farms-Prides 4th of July Committee.
 - d. Letters from project partners, indicating funding commitment contingent on project approval by the Community Preservation Committee.

Property Information
Property ID 38-3
Location 14 OAK ST
Owner



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated February 7, 2014

HAMILTON

WENHAM

128

SALEM



1" = 246 ft

Property Information
Property ID 38-3
Location 14 OAK ST
Owner



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

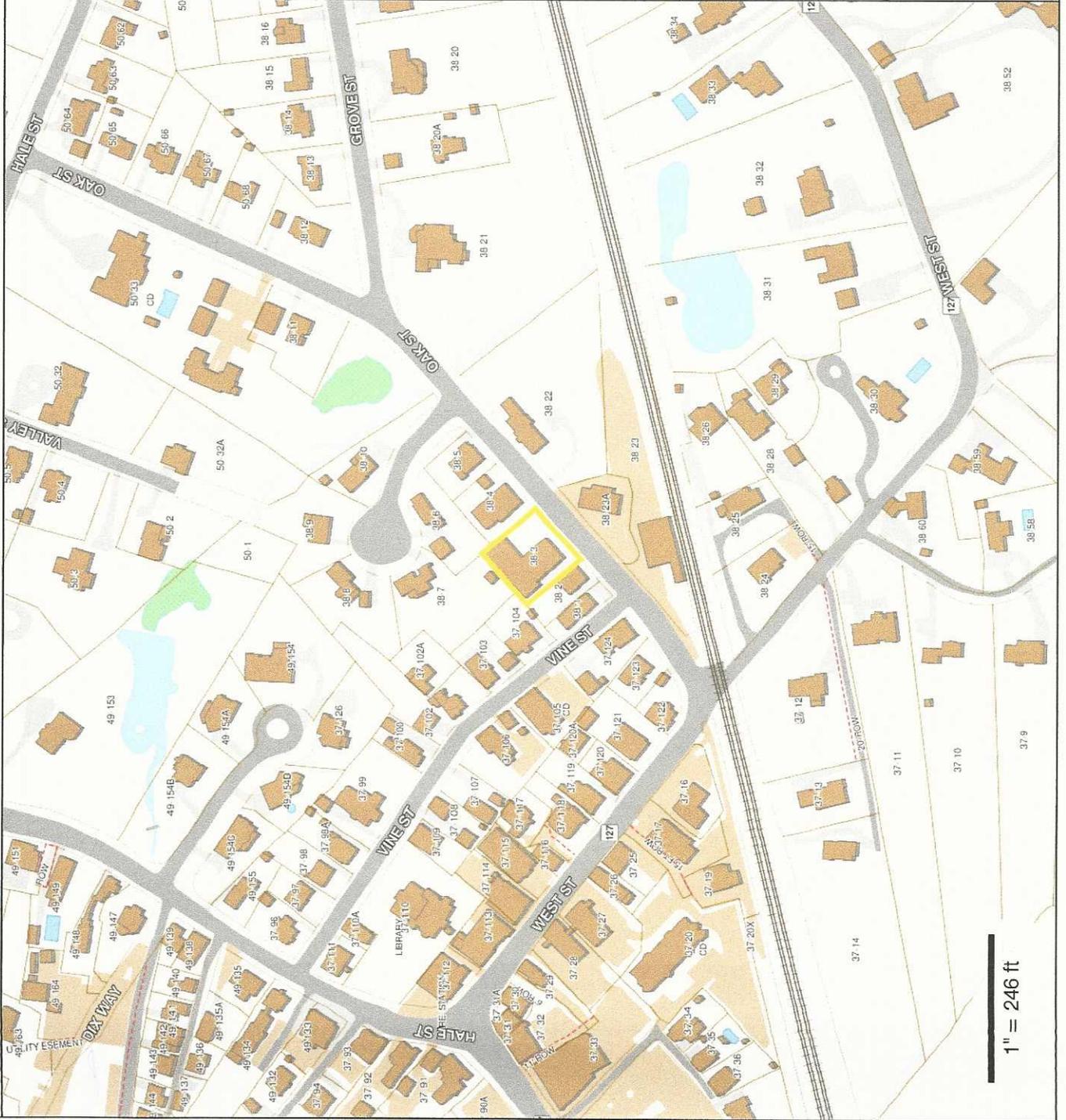
Parcels updated February 7, 2014

HAMILTON

WENHAM

128

SALEM



1" = 246 ft

HASTINGS HOUSE
DEDICATED AUGUST 16, 1958

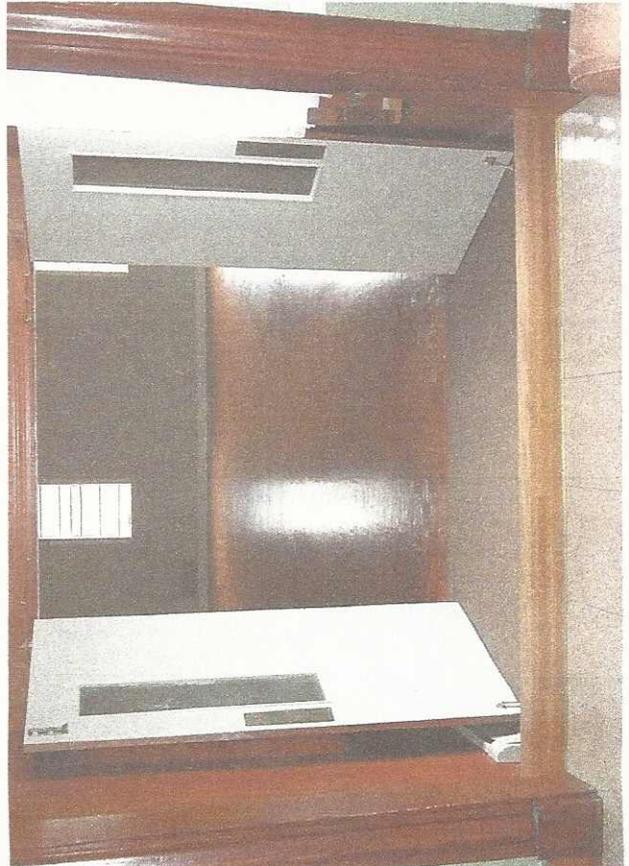
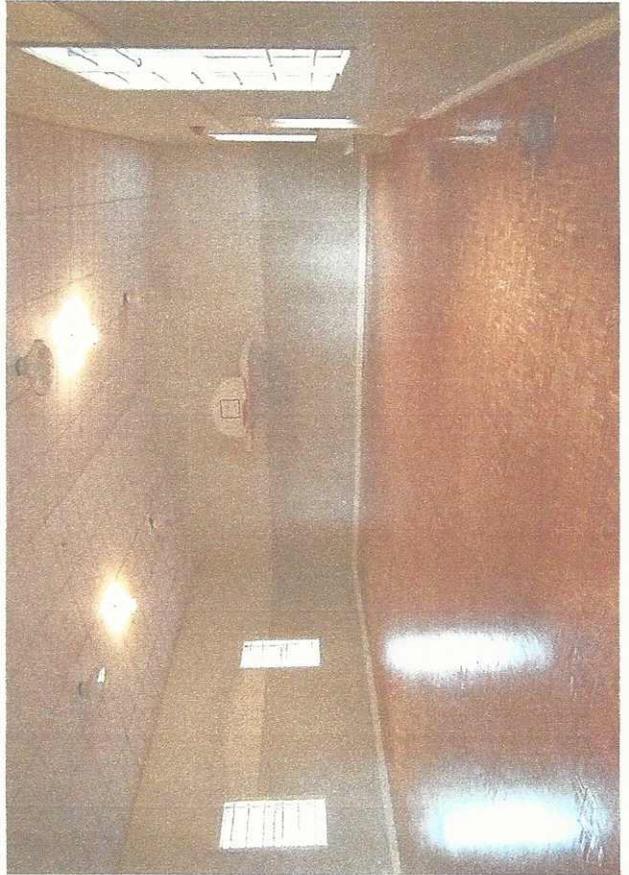
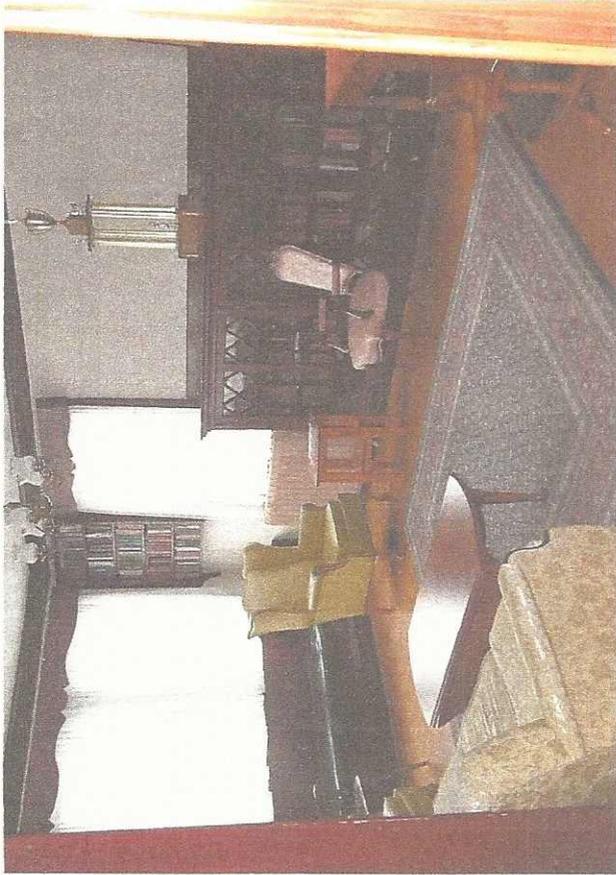
*GIVEN TO THE FARMS-PRIDES
COMMUNITY ASSOCIATION, INC.
IN MEMORY OF OUR FRIEND AND NEIGHBOR,*

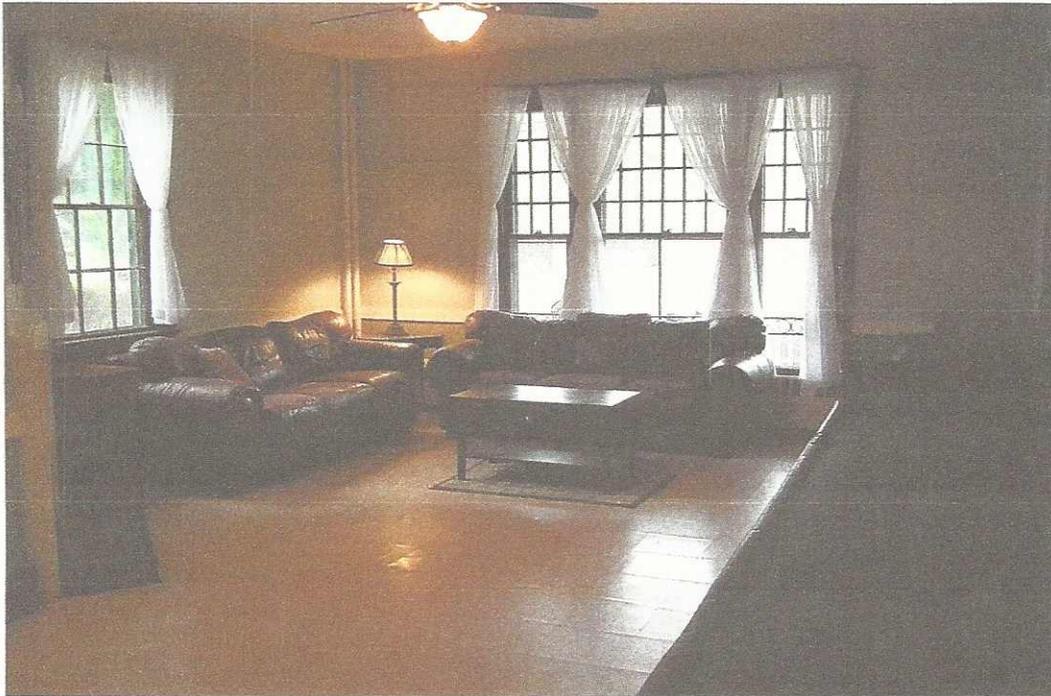
MERRILL G. HASTINGS
JULY 3, 1888 - MARCH 15, 1954

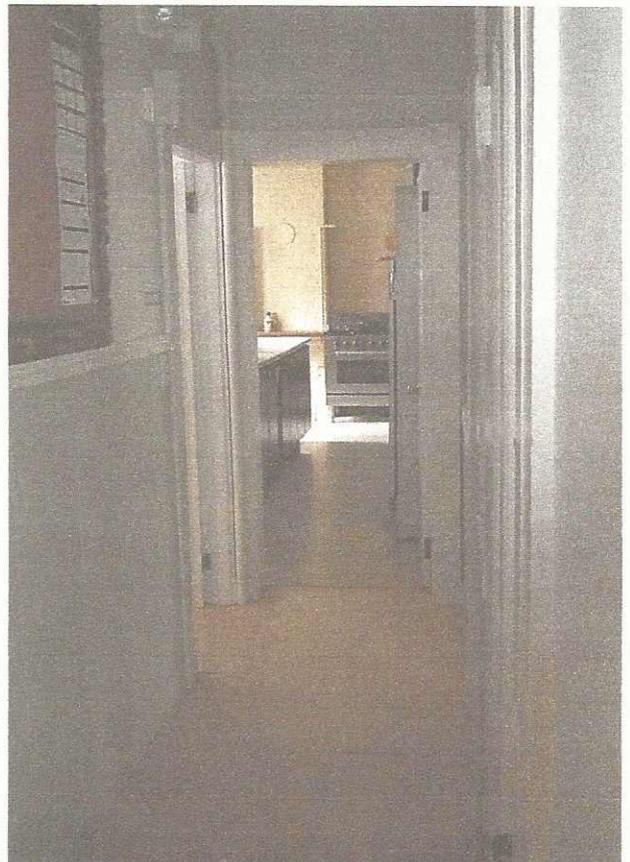
















City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION

Project Budget Form

- Project Title: Hastings House Architectural Analysis for Rehabilitation and Preservation
- Applicant Contact Information:
Contact Person: Kristin Ford, Treasurer
Organization: Farms-Prides Community Association, Inc.

SOURCES OF FUNDING		
Source	Amount	Percentage of Total Budget
Community Preservation Act Fund	\$ 16,000	67%
Pledged Funds (pending CPA \$):		
Toby & Stella Mae Seamans	\$1,000	4%
Peter & Joan Johnson	\$1,000	4%
Charles & Christine Sherrill	\$1,000	4%
Richard Lord, Jr.	\$500	2%
To be secured	\$4,500	19%
Total Project Funding	\$24,000	100%

ITEMIZED PROJECT EXPENSES		
Expense	Amount	To Be Funded by CPA? Y/N <small>*Please refer to DOR's Allowable Uses Chart</small>
Architectural Design Vision Planning Process	\$10,000	Y
Detailed design development & outline specification	\$10,000	Y
Construction budget pricing	\$4,000	Y
Total Project Expenses	\$24,000	

*If the project is a community housing project, please submit a development budget and a sources and uses budget. Also, home ownership projects shall include an affordability analysis, and housing rental projects shall include a five-year operating budget.

Please feel free to photocopy or recreate this form if more room is needed.



City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION

Project Schedule Form

- Project Title: Hastings House Architectural Analysis for Rehabilitation and Preservation
- Applicant Contact Information:
Contact Person: Kristin Ford, Treasurer
Organization: Farms-Prides Community Association, Inc.

Please provide a project timeline below and describe the various activities, noting all project milestones.

	Estimated Date	Activity
Project Start	November 15, 2014	Programming discussions with architect to review space, capacity, and needs for preliminary schematics
Project Milestone	January 15, 2015	As-built floor plans and as-built site survey complete; completion of Design Vision Planning
50% Completion	March 1, 2015	Community discussion of Design Vision Planning, including input on conceptual design alternatives
Project Milestone	March 15, 2015	Preferred schematic design selected; bid plans distributed
Project Completion	April 15, 2015	Detailed design development and construction budget pricing determined

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

Please feel free to photocopy or recreate this form if more room is needed.

We, William C. Wilson and Mary I. Wilson, husband and wife, as tenants by the entirety,
of Beverly, Essex County, Massachusetts,

~~being executed~~, for consideration paid, grant to Farms-Prides Community Association, Inc., a corporation duly organized under the laws of Massachusetts and having its usual place of business in said Beverly,

of with quitclaim warrants the land in that part of said Beverly called Beverly Farms, with the buildings thereon, situated on the Northerly side of Oak Street, bounded and described as follows:

Beginning at the Southwesterly corner of the granted premises at a stone bound on the Northerly side of said Oak Street, at land of Daniel Murphy, and thence running
Northwesterly by said land of Murphy, One hundred nine and 90/100 (109.90) feet to a stone bound at land of Winthrop Low; thence turning and running
Northeasterly by said land of Low, Thirty-nine and 93/100 (39.93) feet to another stone bound at land now or late of Connolly Brothers Real Estate Trust; and thence continuing in the same direction by said land of Connolly Brothers Real Estate Trust, Eighty-five and 24/100 (85.24) feet to another stone bound at land of said Connolly Brothers Real Estate Trust; thence turning and running
Southeasterly by said land of Connolly Brothers Real Estate Trust, One hundred thirteen and 45/100 (113.45) feet to said Oak Street; and thence turning and running
Southwesterly by said Oak Street, One hundred twenty-five (125) feet to the point of beginning.

Said premises contain 13,952 square feet, more or less, and are shown upon plan recorded in Essex South District Registry of Deeds, Book 2989, Page 483.

Being the same premises conveyed to us by deed of Mary Dean, et alii, dated November 17, 1944, and recorded in said Registry, Book 3388, Page 517.

Said premises are conveyed subject to taxes for the year 1958, and also subject to balance of sewer assessment.

~~to be subject to all rights of dower and dower interest, by the parties and other interests therein~~

WITNESS our hands and seals this fifteenth day of April, 1958

Signed and sealed in the presence of
Benjamin Lederstein } William C. Wilson
Mary I. Wilson

Mass. Excise Stamps \$ 16.95 affixed and cancelled on back of this instrument
U. S. Docum. Stamps \$ 16.50 affixed and cancelled on back of this instrument

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. Beverly, April 15, 1958

Then personally appeared the above named William C. Wilson
and acknowledged the foregoing instrument to be his free act and deed, before me,

Benjamin Lederstein
My commission expires Aug 22, 1958

Essex ss. Recorded April 16, 1958. 3:11 P.M. 1958

Card 1 of 1

Location **14 OAK ST** Property Account Number **CN** Parcel ID **38-3**
 Old Parcel ID --

Current Property Mailing Address

Owner **NOT AVAILABLE** City
 Address State
 Zip
 Zoning **CN**

Current Property Sales Information

Sale Date Legal Reference
 Sale Price 0 Grantor(Seller)

Current Property Assessment

Year 2014 Card 1 Value
 Land Area 0.320 acres Building Value 389,100
 Xtra Features Value 0
 Land Value 348,200
 Total Value 737,300

Narrative Description

This property contains 0.320 acres of land mainly classified as Fnc't Hall/Fr with a(n) Lodge style building, built about 1900, having Clapboard exterior and Asphalt Shgl roof cover, with 1 unit(s), 6 total room(s), 3 total bedroom(s), 1 total bath(s), 2 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images

The complex block contains an aerial map on the left and a photograph of a two-story white house with a porch on the right. The map shows a rectangular lot with dimensions 30, 10, 20, 17, 6, 42, and 40. It includes a legend with categories: TEL (1444), SFL (18), FFL (10), BMT, and C2265,27 (135). A note on the map reads: 'FFL (610) Small gym, 40'x54' +/-, 20' height'. The photograph shows a white, two-story house with a gabled roof, a front porch with columns, and an American flag flying on a pole in the front yard.



**Application for Determination of
Historic Significance**

City of Beverly, Massachusetts
Historic District Commission
 City Hall, 191 Cabot Street, Beverly, MA 01915

Project Proponent: (Name and Contact Information)	Farms-Prides Community Association, Inc. Kristin Ford, Treasurer Phone: 978-810-9820 E-mail: hastingshouse.rentals@gmail.com
Name of Project:	Hastings House Architectural Analysis for Rehabilitation and Preservation
Historic Name of Property:	The Hastings House
Address of Project:	14 Oak Street Beverly Farms, MA 01915
Year built:	1903
Source for year built:	Connolly Brothers / Assessor's Office

Please submit six copies of this cover sheet and six copies of the following supporting materials:

- If listed on the State Register of Historic Places, a copy of the State Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database showing the property name, address and listing status¹.

OR (if not listed on the State Register of Historic Places) all of the following:

- If available, a copy of the Massachusetts Historical Commission (MHC) Inventory Form²
- A brief statement describing how the property is significant in the history, archaeology, architecture or culture of Beverly (no more than 500 words)
- Color photographs of the project property (no more than 5)

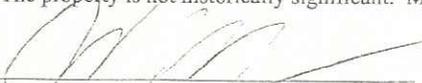
For Official Use Only:

Date received: 2-14-14 BHDC Meeting date: 2-26-14

DETERMINATION

The Beverly Historic District Commission hereby certifies that:

- The property is listed on the State Register of Historic Places
- The property has been determined by the BHDC to be significant in the history, archaeology, architecture or culture of Beverly. Meeting date: 2/26/14
- The property is not historically significant. Meeting date: _____

Signed: 
 William Finch, Chair

Date: 2/26/14



THE BEVERLY FARMS IMPROVEMENT SOCIETY

April 28, 2014

Board of Directors
Farms-Prides Community Association, Inc.
14 Oak Street
Beverly Farms, MA 01915

It has come to the attention of the Beverly Farms Improvement Society that the FPCA is planning to commission an architectural review of the current condition of the Hastings House, and what is necessary / recommended to preserve it in order to comply with current regulations and recommended practices, and to sustain it as a vibrant community center well into this century.

Our organization is dedicated to enhancing and preserving the natural beauty and character of our village, making it a unique and enjoyable place to live and work. We appreciate the special sense of community here, formed in part through the various events and activities provided at the Hastings House. These include activities of the FPCA itself, but also many other organizations, both from the Farms and from other areas of the City. The preservation and restoration of the house is in alignment with our own mission statement; we appreciate that the building can accommodate groups of various sizes and interests, and that its historic characteristics and charm set it apart from a typical community center / function hall.

We hope that the architect's recommendations will support preservation of the distinct character of the house, while maintaining both the esthetic and functionality that make the Hastings House a unique community asset. We are pleased that the FPCA in taking this step, and want the Community Preservation Committee to know that there is strong community support for this endeavor.

Sincerely,

Wendy A. Drinkwater

Wendy A. Drinkwater/s/
President



Beverly Farms - Prides Crossing 4th of July Committee



*P.O. Box 5259
Beverly Farms, Massachusetts 01915
www.beverlyfarms.org*

4/30/2014

Community Preservation Committee
Planning Department
City Hall, 191 Cabot Street
Beverly, MA 01915

The Farms-Prides 4th of July Committee wholeheartedly supports the FPCA's proposed architectural study and revitalization plan. The application to the Beverly Community Preservation Committee for a matching grant toward that goal is an important first step in the development of a master plan for the preservation and rejuvenation of the Hastings House.

The Hastings House has long served as the headquarters for the Farms-Prides 4th of July Committee and as the venue for many of our annual community events. As the host location for our Committee and Board meetings, the annual fundraising auction, the Friends and Family Cookout and the start and end point for the Horribles Parade, the Hastings House is an invaluable resource for the Farms-Prides 4th of July.

We welcome the effort that the FPCA is making to ensure that this treasured resource continues to serve the community for years to come. Our many volunteers have and will continue to support the FPCA in whatever way we can, including individual contributions towards the funds needed to bring this project to fruition. I'll start the ball rolling with my personal pledge of \$500 towards this project.

Sincerely,

A handwritten signature in cursive script that reads "Richard Lord".

Richard B. Lord Jr.
President, Farms-Prides 4th of July Committee

Peter and Joan Johnson
677 Hale Street
Beverly, Massachusetts 01915

April 25, 2014

Board of Directors
Farms-Prides Community Association, Inc.
14 Oak Street
Beverly Farms, MA 01915

Re: Support for Architectural Study and Community Preservation Grant Application

Joan and I would like to express our support for FPCA's proposed architectural study and its application to the Beverly Community Preservation Committee for a matching grant toward that objective. We understand that this is a vital precursor to a well-developed master plan for preservation and rejuvenation of the Hastings House.

Hastings has served as the welcoming focal point for many activities over the past 60 years, and we hope this disciplined and thoughtful attention to the building's condition and its varied uses will prepare it for another robust 60 years.

We are delighted that FPCA is finding interest in a Board and volunteer committee network that represents many age groups and diverse interests. It has been heartening in recent weeks to bring together different mini "flash-mobs" to Spring clean inside and out, showing how much can be done quickly with many hands and sharing the satisfaction of working together.

Joan and I are pleased to make a \$1,000 pledge toward the architectural study on the condition that FPCA is successful in raising at least \$8,000 in individual or business contributions for this purpose and in obtaining the \$16,000 "match" grant from the Beverly CPC.

Sincerely,

Pete / Joan

Mr. and Mrs. Robert C. Seamans III
840 Hale Street
Beverly, MA 01915

April 29, 2014

Board of Directors
Farms-Prides Community Association, Inc.
14 Oak Street
Beverly Farms, MA 01915

Stella Mae and I are pleased to endorse the application of the Farms-Prides Community Association for a matching grant from the Beverly Community Preservation Committee. We understand this grant will be used to fund an architectural plan for preserving the Hastings House as our Community Center through capital improvements and structural restoration.

We applaud the Board's determination to create a well-documented Master Plan combining the architectural study and a creative exercise in projecting potential activities well into the future. Certainly ensuring the physical integrity and protection of the building, as well as accessibility and safety are key aspects, as is planning for accommodation and encouragement of many varied community uses.

In support of this effort, we are pleased to pledge a financial contribution of \$1,000 toward the \$8,000 FPCA is committed to raising for this key first step, on the condition that this amount is raised and matched by the \$16,000 grant sought from Beverly's Community Preservation funds.

Sincerely yours,

Robert C. Seamans III
Stella Mae Seamans

Mr. & Mrs. Charles H. Sherrill
858 Hale Street
Beverly Farms, MA 01915-2216

April 29, 2014

Board of Directors
Farms-Prides Community Association, Inc.
14 Oak Street
Beverly Farms, MA 01915

We understand that the FPCA is planning to commission an architect's review of the Hastings House's current condition and what is necessary/recommended to preserve it, to comply with current regulations and recommended practices, and to sustain it as a vibrant community center well into this century.

We have lived in the Beverly Farms for many years and appreciate the special sense of community, formed in part through the various events and activities provided at Hastings House. These include activities of the FPCA itself, but also many other organizations, both from the Farms and from other areas of the City. The building itself can accommodate groups of various sizes and interests, and is pleasantly distinct from hiring a typical function hall.

We hope that the architect's recommendations will help preserve the distinct character of the house at the same time that it is brought up-to-date and looks to the future. We are glad to support the FPCA in taking this step, and want the Community Preservation Committee to know there is solid community backing.

In support of this effort, we are pleased to pledge a financial contribution of \$1,000.00 toward the \$8,000 FPCA is committed to raising for this key first step, on the condition that this amount is raised and matched by the \$16,000 grant sought from Beverly's Community Preservation funds.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles H. Sherrill".