

Enclosure #3



Enclosure #4





Enclosure #5

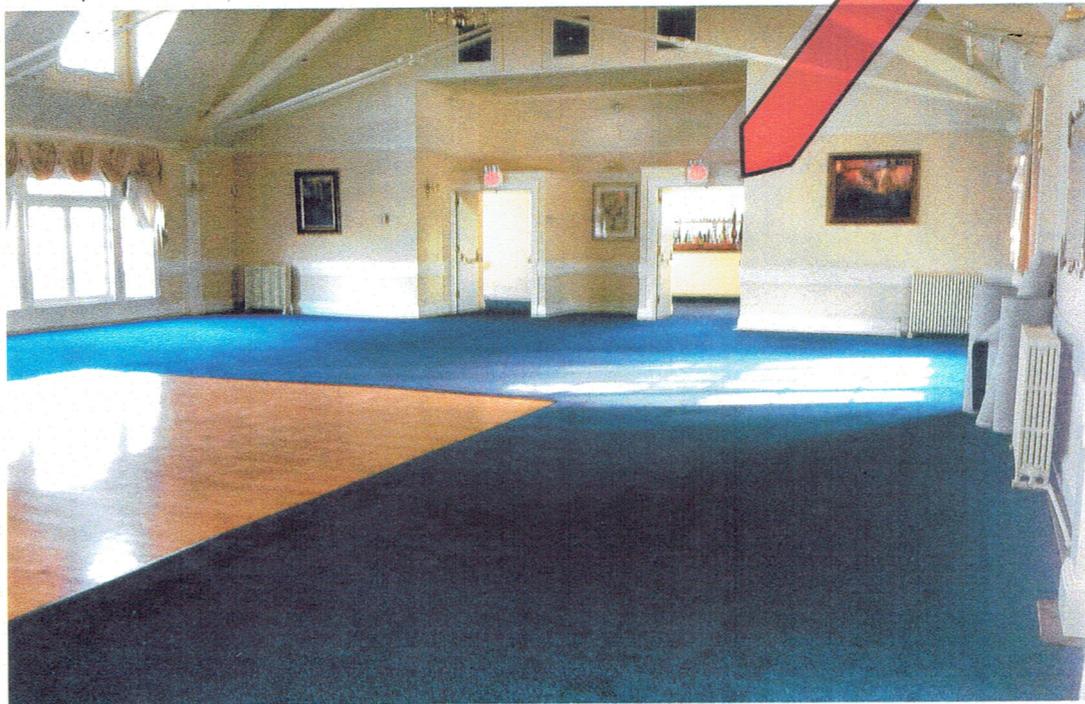


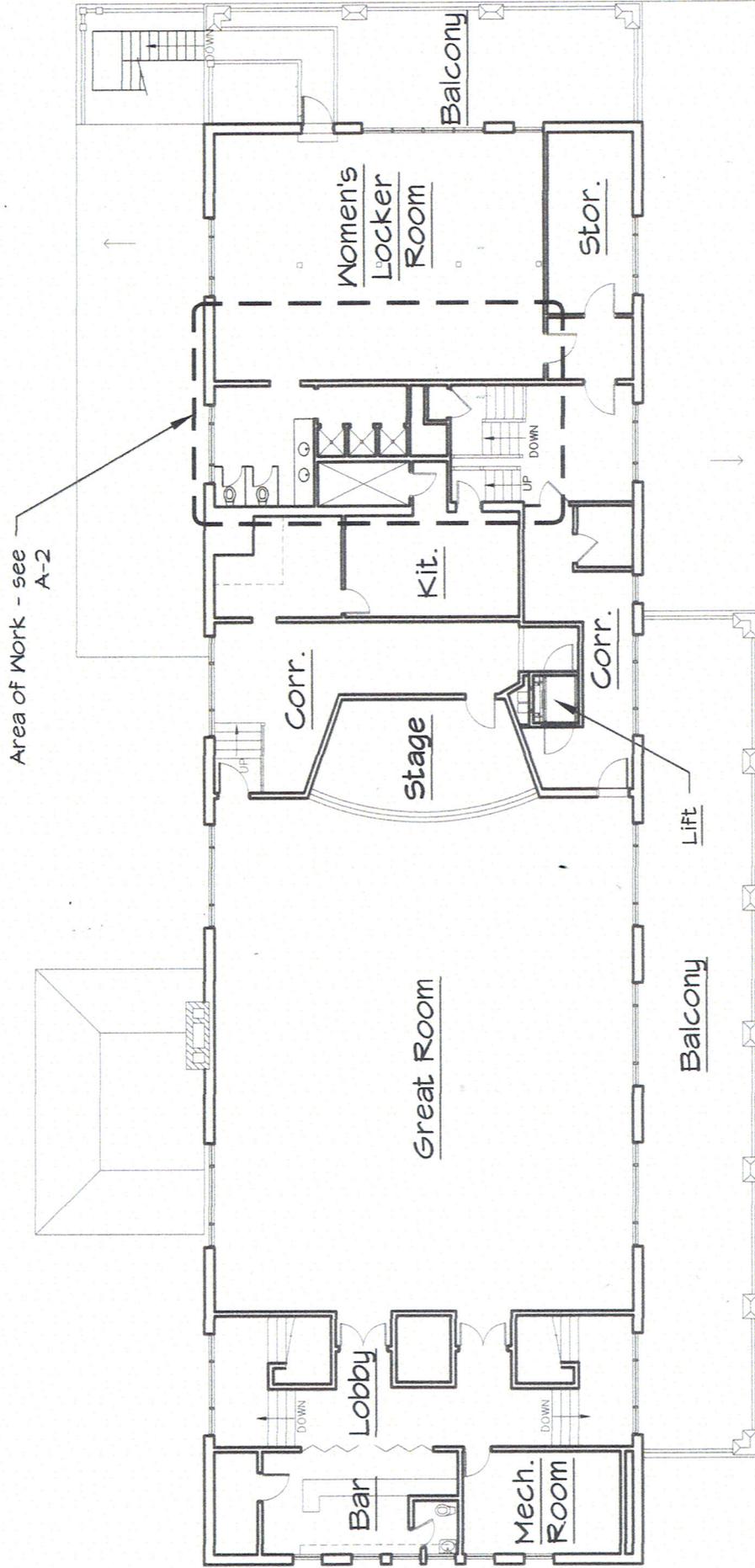


Enclosure #6



Enclosure #7





1 Second Floor Plan

1/16" = 1'-0"

Existing Floor Plan

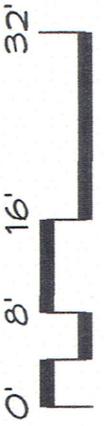
A-1
Beverly, MA

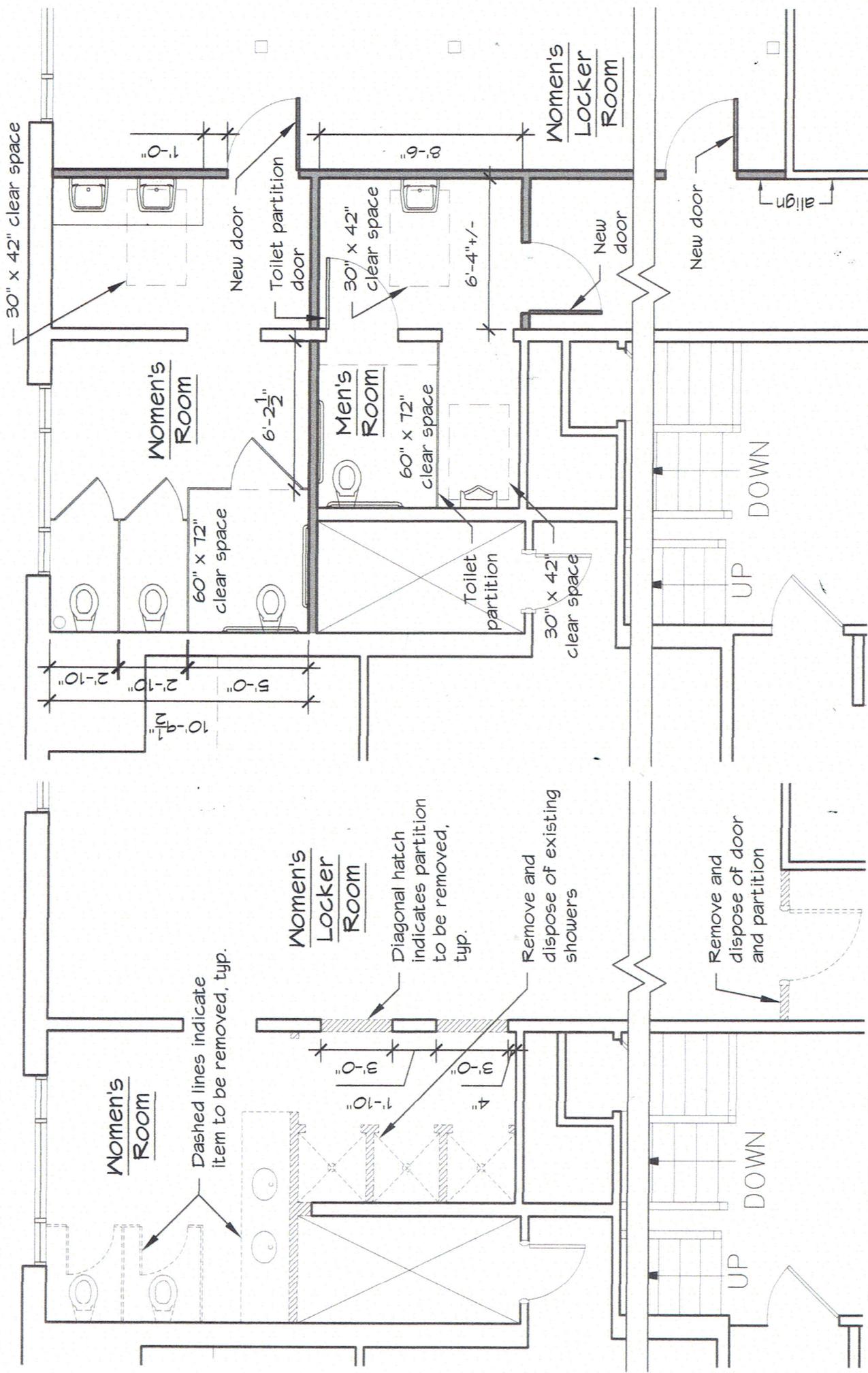
Beverly Golf & Tennis CPC Repairs
Enclosure #8a

May 4, 2015



GIENAPP
DESIGN
ARCHITECTURE





A-2
Beverly, MA

2 Proposed Plan
3/16" = 1'-0"

1 Demolition Plan
3/16" = 1'-0"

**Beverly
Golf & Tennis Club**

134 McKay Street
Beverly, MA 01915
TEL. # (978) 922-9072

May 6, 2015

Ms. Wendy Pearl
Community Preservation Committee
City of Beverly
191 Cabot Street
Beverly, MA 01915

RE: Preservation of the Beverly Golf & Tennis Clubhouse

Dear Members of the Committee,

Currently the Beverly Golf and Tennis Clubhouse is in need of assistance to repair and renovate certain areas of the building in an effort to preserve the building. This project will continue the emphasis placed on the clubhouse to preserve the history placed on its existence for the last 100 years in support of the community and the City of Beverly for future generations. The clubhouse was built in 1910 when private industry and the public came together to share this recreation facility.

As an ongoing entity, the Beverly Golf and Tennis Commission performs as an oversight committee and reviews on a monthly basis, status of activity and operation of the Course and Clubhouse. The areas needing assistance to repair and renovate have been a result of years of disrepair and the Commission has been doing its best to cover these items being proposed here. This 2015 CPA Project Funding Application for the CPA funding of the Preservation of the Beverly Golf and Tennis Clubhouse will supplement funding for these needs.

Anticipating you will act favorably on the proposal, we look forward to coordinating the efforts of all the City Departments, the Club Management (GFMI), and the Commissioners to implement the plan, perform to budget, and complete the project on schedule.

Sincerely,



William E. Lowd, Chairman
Beverly Golf & Tennis Commission



**CITY of BEVERLY
RECREATION DEPARTMENT**

*55 Ober Street
David S. Lynch Park
Beverly, Massachusetts 01915
Phone (978) 921-6067
Fax (978) 927-1386*

Enclosure #10

*Mayor
Michael P. Cahill
Director
Bruce M. Doig
Assistant Director
Joscelyn Ruelle-Kersker*

May 4, 2015

Ms. Wendy Pearl
Community Preservation Committee
Planning Department
City Hall
191 Cabot Street
Beverly, MA 01915

RE: Preservation of the Beverly Golf & Tennis Clubhouse

Dear Members of the Committee,

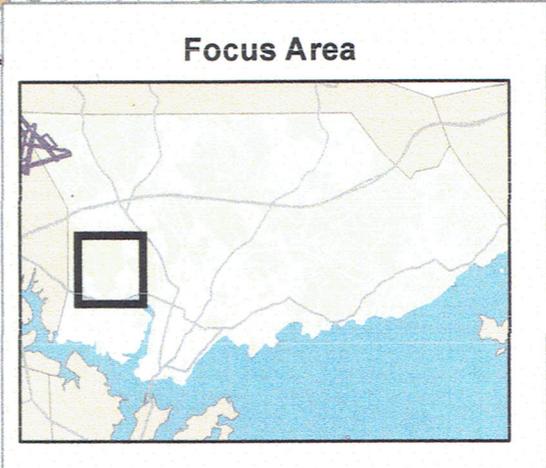
I am writing in support of the 2015 CPA Project Funding Application for the CPA funding of the Preservation of the Beverly Golf and Tennis Clubhouse. I have reviewed the application to the CPC Committee and support this proposal. The clubhouse has survived over 100 years of service and recently, several parts of it have deteriorated and require repair to preserve the building for future use. It would be a shame to lose this beautiful, historical building that not only serves a big recreational need for the city but is used for many social functions and activities as well.

I hope the Committee will look favorably on the proposal to preserve one of the City's most significant buildings. I greatly appreciate your consideration of this grant application and feel that this funding will provide a huge benefit to the City of Beverly. Thank you very much.

Sincerely,

Bruce M. Doig
Parks, Recreation & Community Services Director

 Beverly Golf and Tennis



Legend

-  Beverly Golf and Tennis
-  Roofprint
-  Parcel

Enclosure #11



1 inch = 600 feet

Map15-089
April 27, 2015
Roland Adams

Enclosure #12

Dale Gienapp, AIA, LEED AP BD+C

PROFESSIONAL EXPERIENCE	1999-	Gienapp Design Associates, LLC	Owner and Principal
	1998-99	CSS Architects, Inc. Wakefield, MA	VP of Operations
	1990-98	DiNisco Design Partnership Boston, MA	Vice President
	1982-90	Stopfel Associates, Inc. Boston, MA	Associate
	1980-82	Jung/Brannen Associates Inc. Boston, MA	Designer/Draftsman

REGISTRATION/
CERTIFICATIONS

Massachusetts #6578
New Hampshire #3366
LEED AP BD+C
MCPPO Certification

EDUCATION	1985	Harvard University Graduate School of Design	Master in Architecture
	1980	Iowa State University College of Design	Bachelor of Arts, Architecture
	1975-77	Drake University Des Moines, IA	Physics Engineering



EXPERIENCE

Project Manager for projects \$5,000 - \$40M for all project phases
Programming through Construction Administration
Project Designer
Master Plan and Feasibility Studies
Programming
Lynn Historical Commission, Chairman (former)

PROFESSIONAL AFFILIATIONS	American Institute of Architects	U.S. Green Building Council
	Boston Society of Architects NCARB	International Code Council Rotary International

AWARDS AND
HONORS

DCAM Excellence in Studies, Falmouth Trial Court
Iowa State University, House of Tiles Competition

CONTINUING
EDUCATION

Terra-cotta and Limestone Repair; Columbia University
Public Libraries: Planning & Design; Harvard University GSD
Designing Court Facilities, National Center for State Courts, Phoenix, AZ
Architectural Photography; Harvard University GSD
Professional Liability Management; DPIC Companies
Architectural Services Contracts; Boston Society of Architects
Legal Seminars: AIA Documents 101 and 201 (O/A and O/C Contractor
Agreements); Burns & Levinson, Attorneys
Massachusetts State Building Code, 7 Seminars, Boston Society of Archi-
tects
Massachusetts Architectural Access Board, 2 Seminars, BSA
Massachusetts Energy Code, State Board of Building Regulations and
Standards
International Building Code, BSA

Enclosure #13

BOOK 93320424

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION and
Beverly Golf and Tennis Restoration Commission

CXT

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at 80 Boylston Street, Boston, Massachusetts, hereinafter referred to as the Commission, THE CITY OF BEVERLY and the BEVERLY GOLF AND TENNIS RESTORATION and ~~United Shoe Machinery Clubhouse Commission~~, located at 134 McKay Street, Beverly, MA 01915, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements thereon as described in a deed dated March 7, 1978, from ABBOTT L. REEVE, TRUSTEE, OF FOLLY HILL ASSOCIATES TRUST to THE CITY OF BEVERLY recorded with the ESSEX SOUTH DISTRICT Registry of Deeds at Book 6449, Page 161, and which is located at 134 McKay Street, Beverly, Massachusetts, hereinafter referred to as the Premises

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions which shall apply in perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and State Registers of Historic Places, under applicable state and federal legislation.

February 28, 1986

1987 DEC 21 PM 12:22

000281

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission. The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, what constitutes alterations of a minor nature and ordinary maintenance and repair is more fully discussed in the Restriction Guidelines which are attached to this Agreement.

4. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties.

5. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

February 28, 1986

RESTRICTION GUIDELINES

BOOK 93327426

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any alterations which are not of a minor nature, part of ordinary maintenance and repair, or which involves structural stabilization.

In an effort to explain what constitutes a minor alteration and what types of changes should be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive - it is only a sampling of some of the more common alterations which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change, however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (f.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry.

February 28, 1986

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any reviewable alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions which are in the best interests of the property.

February 28, 1986

BOOK 9332-128

G. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

7. Other Provisions:

The burden of these preservation restrictions enumerated in paragraphs 1 through 7, inclusive, shall run with the land and be binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of December, 1987.

CITY OF BEVERLY
JOHN MONAHAN, MAYOR
COMMONWEALTH OF MASSACHUSETTS

Essex, ss. _____, 1987

Then personally appeared the above named F. John Monahan and acknowledged the foregoing instrument to be the free act and deed of Beverly, Mass. 01915, before me,

Notary Public
My Commission Expires 12/15/89

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By Valerie A. Talmage
Valerie A. Talmage
Executive Director
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. October 6, 1987

Then personally appeared the above named Valerie A. Talmage and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Historical Commission, before me,

Notary Public
My Commission Expires 12/25/90

February 26, 1986





Application for Determination of Historic Significance

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

Table with 2 columns: Field Name and Handwritten Information. Fields include Project Proponent, Name of Project, Historic Name of Property, Address of Project, Year built, and Source for year built.

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

- Checkboxes for supporting materials: State Register of Historic Places, MHC Inventory Form, brief statement of significance, and color photographs.

For Official Use Only:

Date received: 12/31/2014 BHDC Meeting date: 1/6/2015

DETERMINATION

The Beverly Historic District Commission hereby certifies that:

- Checked box: The property is listed on the State Register of Historic Places.
Other options: The property has been determined by the BHDC to be significant... The property is not historically significant.

Signed: William Finch, Chair

Date: 1/6/2015