



**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)

Staff Contact: Amy Maxner amaxner@beverlyma.gov

CPC Website: <http://www.beverlyma.gov/boards-commissions/community-preservation-committee/>

2015 CPA PROJECT FUNDING APPLICATION

Project Description Form

Application and supporting materials must be submitted by Friday May 8, 2015 at Noon

Project Title: Feasibility Study/Architectural Analysis for Preservation and Rehabilitation of GAR Hall

Project Location/Address: 8 Dane St., Beverly, MA

Date: 7 May 2015

Name of Applicant: Ward 2 Civic Association

Organization: same

Contact Person: Suzie LaMont

Mailing Address: 20 Porter St., Beverly MA 01915

Telephone #: 978-921-7419

Fax#: n/a

Email Address: suzieandbrad@comcast.net, beverlyw2ca@gmail.com

If Different From the Applicant:

Name of Owner: City of Beverly

Mailing Address: 191 Cabot St., Beverly MA 01915

Telephone #: 978-921-6000

Fax#: 978-921-6052

Email Address: mayorcahill@beverlyma.gov

• CPA Funding Requested: \$ 24,000 Total Project Cost: \$ 24,000

• Please mark all CPA Categories and purposes to which this project applies (more than one may apply) - please refer to DOR Allowable Uses Chart:

Open Space:

Acquisition

Creation

Preservation

*Rehabilitation/Restoration Support***

Community Housing:

Acquisition

Creation

Preservation

Support

*Rehabilitation/Restoration***

✓ **Historic Resources:**

Acquisition

✓ *Preservation*

✓ *Rehabilitation/Restoration*

Recreation:

Acquisition

Creation

Preservation

Rehabilitation/Restoration

**if acquired with CPA funds

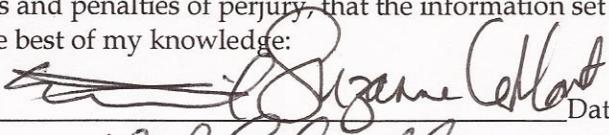
PLEASE ATTACH THE FOLLOWING SUPPORTING INFORMATION AND DOCUMENTATION:

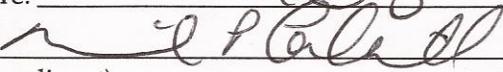
Please type all responses and indicate item number

1. **Project Narrative:** Please address the following items in your narrative, which should not exceed 5 typed pages:
 - a. **Project Description:** Please provide a thorough description of the project and goals it will achieve.

- b. **CPA Eligibility, Community Preservation Need:** Please describe how the project complies with the CPC's Project Eligibility Criteria and the DOR's Allowable Uses Chart. Please describe the community need the project satisfies. Please address specific CPC Criteria and the definitions listed on the DOR's Chart when answering this question.
 - c. **Project Partnerships & Support:** Please attach commitment letters from funding partners, including in-kind service providers. Please attach other letters of support to document clear endorsement by community members and groups, municipal boards, committees, commissions and departments, etc.
 - d. **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...).
 - e. **Applicant/Organization Background:** Please provide a brief description of your or the organization's profile and project history. Explain your ability and capacity to undertake and successfully execute the project.
 - f. **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.
 - g. **Maps & Visual Materials:** When appropriate, at least one photograph shall be provided with the application. 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...).
2. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Please attach supporting documentation that substantiates costs (i.e. estimates, quotes, letters of intent estimating value of in-kind services etc...)
3. **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.
4. If applicable and appropriate, additional information or supporting documentation should also be attached. ****Note:** If supporting documents are 10 pages or more, an electronic copy (PDF) of said document shall be provided. Supplemental information may include, but not be 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. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
 - f. 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: 5/7/15

Owner's Signature:  Date: 5/6/15
 (If Different From Applicant)

Project Title: Feasibility Study/Architectural Analysis for Preservation and Rehabilitation of GAR Hall
 Project Location/ Address: 8 Dane St., Beverly, MA
 Date: 7 May 2015



GAR Hall Project Narrative

1a. Project Description

The Ward 2 Civic Association is seeking funds to develop a feasibility study and master plan for the renovation of the GAR Hall building, located at 8 Dane Street. During the master planning process, we will determine exactly what steps are required to transform the building into a functional community meeting space while preserving its historical and architectural integrity.

The rehabilitation of this building is a project that the Ward 2 Civic Association (W2CA) is proud to spearhead for the city and the community. The development of a clear architectural master plan for the building is the first step in a difficult, yet rewarding process. A large scale fundraising effort among local citizens, businesses and institutions will be required to supplement CPA, City, and State funding. However, once rehabilitated, the GAR Hall will again serve as a frequently used fixture in our downtown. Some initial ideas of how to use this flexible space include:

- Meeting space for the City of Beverly, the Ward 2 Civic Association, Beverly Main Streets, Veterans organizations, Beverly Public School students, and many other organizations
- Temporary gallery space to display the artwork of Beverly Public School students, Montserrat students, and local artists alike
- Permanent display space for images of Beverly's veterans, especially those of the Civil War
- Presentation space for lectures and performing arts

The potential value of this project is evident, but it is our responsibility to provide our current community and future generations with the highest and best version of this Beverly heirloom. To do so involves the development of a master plan that will take us from initial planning, through construction, on to continued maintenance and use.

History of the GAR Hall

Designed by Salem based architect Lord & Fuller for the First Baptist Church, the building was built in 1863 by Meacom & Butman of Beverly. Its original location was actually on Cabot Street, where the Beverly Bank now stands. The design of the building is Romanesque with octagonal buttresses at each corner, which rise above the roof in pinnacles, flanking a central turret.

The church used the building as a chapel, and held its formal dedication on February 24 1864. However, when the First Baptist Church moved into their new meeting house across the street, the Town of Beverly purchased the building to house the High School class, where it remained until the 1875 completion of the Briscoe Building.

In March of 1876, the Town meeting voted to allow the Beverly Light Infantry Company, an organization of veterans of the War of 1812, to use the building for an armory. From that time on, until the 1930s, the building housed other veterans groups, most notably the John H. Chipman Post 89, Grand Army of the Republic. As a result, the building is known as the GAR Building. During the time that the GAR occupied the

building, it was fitted up as a meeting hall and decorated with souvenirs and memorabilia of the Civil War. Eventually the Post was dissolved and its books, records and artifacts were housed at the Beverly Historical Society's Cabot House Museum, in a special GAR room.

The City retained possession of the building and in October 1941, it was assigned to the Beverly Recreation Department and subsequently moved to its present location. Since then it has housed meetings for various local groups, and most notably was home to the Senior Center. (*Massachusetts Historical Commission Inventory Form, BEV.109.*)

Now over 150 years old, the building's lifespan has been evenly split between its current location and its original home on Cabot Street. Its time spent on Dane Street however, has not done this architectural gem its proper justice. The building is a rare surviving example of the 12th century gothic revival style, yet disinterest has led way to disrepair and damage, threatening the building's future within our community.

To rehabilitate the GAR Hall is to bring a unique, functional, community meeting space back to life for city wide use. This project provides an opportunity to honor our veterans and our local history in a practical and accessible way.

Initial Project Assumptions

The developed master plan will yield a precise list of requirements. This list of assumptions is only intended to give a general idea of the project scope:

- All work to be done in conformance with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties
- Evaluate building mechanical systems (repair / replace as required)
- Update electrical wiring and install efficient fixtures
- Update plumbing and provide accessible fixtures
- Bring life safety components to code (detection & suppression systems)
- Provide complete ADA accessibility of entire building (reconfigure ramp & install elevator)
- Revitalize the shell of the building; historically sensitive yet maintenance conscious
 - o Repair and paint shingle siding, trim work, doors, etc.
 - o New energy efficient windows to match original
 - o Repair foundation as necessary
- Remove drop ceiling to expose vaulted ceiling and original plaster medallion
- Restore original arched molding detail and raised platform at front of meeting room
- Interior to be refinished to meet modern requirements of safety, durability, functionality in a manner that is respectful and aligned with the overall character of the building
- Potential needs to be determined during planning including, but not limited to:
 - o Kitchen / dining requirements
 - o Projection, audio systems, a/v capabilities
 - o Exterior signage / flag pole

1b. CPA Eligibility, Community Preservation Need

This project meets the requirements for CPA funding by preserving a significant Beverly building, and preserving the historical function as a veterans meeting hall. The building is located adjacent to the city's

National Register Central Business Historic District, and its rehabilitation would enhance the City's historical profile. From a functional standpoint, the rehabilitation of the GAR Hall will provide a unique, multi-function, community space for city-wide use (i.e. non-profits, community organizations, families, performing arts, exhibitions, school groups, etc.).

This feasibility study is intended to be the first phase of a multi-phase project, determining the appropriate scope and developing a master plan. The architectural analysis will define how best to repair the existing (interior and exterior) historical materials to retain the building's character and to preserve it from further harm. It will also outline what the renovation needs are in order to restore functional use, safety and durability for generations to come.

The prospective project will ultimately seek to make the building accessible to the public at large, while complying with the Secretary of Interior's Standards for Treatment of Historic Properties. It is also our intention to gain listing on the Massachusetts Historical Commission State Register of Historic Places.

1c. Project Partnerships & Support

Over the past few months, W2CA has met with key City of Beverly staff members to develop the scope of this multi-phase project. As the GAR Hall is a City-owned property, Mayor Michael Cahill has been fully involved and has committed support to the planning, implementation, and maintenance of this building from various municipal teams. Aaron Clausen, Director of Planning; Bruce Doig, Director of Parks and Recreation Commission; Mike Collins, Commissioner of Public Services and Engineering; Bryant Ayles, Director of Municipal Finance; and Kevin Harutunian, Chief of Staff, have all lent their expertise to crafting the vision of the GAR Hall rehabilitation.

As part of the ongoing process of seeking support to fund the other phases of this project, we will be working with Susan Richman, Director of Grants for the City of Beverly, who will identify appropriate sources of potential funding for sequential phases of the project. Examples of these would be the MA Cultural Council Facilities Fund, the MA Preservation Projects Fund, and the MA Historical Commission, to name a few. By gaining listing on the State Register, we will be able to leverage additional opportunities.

Please see attached for letters of support and endorsement of the project.

1d. Feasibility & the Rehabilitation Process

This list of steps is preliminary, and will be developed during the master planning process:

1. Gain initial support from the City of Beverly
2. Apply for Community Preservation Act funding of master plan
3. Advocate for the building's interim maintenance
 - a. Verify life safety and egress compliance for continued use
 - b. Stabilize building to minimize further damage
4. Master planning & Feasibility Study
 - a. Evaluate, measure and document the existing condition of the building
 - b. Schematic design process with architect, city & community involvement
 - c. Gain all necessary city approvals
 - d. Completed design package for pricing & fundraising

5. Fundraising campaign w/ public and private contributions
 - a. Grassroots fundraisers at the GAR Hall
 - b. Apply for state grants
 - c. Solicit support from friendly organizations
6. Apply for CPA funds for construction documents & rehabilitation of building
7. Develop general spec. & construction documents for contractor bids
8. Select contractor, refine schedule
9. Begin initial phase of construction/rehabilitation
10. Continued fundraising and subsequent construction phases
11. Completion of construction – Grand reopening
12. Continued use and maintenance plan for the building

1e. Organizational Background

The Ward 2 Civic Association (W2CA) is comprised of Ward 2 residents and businesses supporting projects believed by the majority of the members to be in the best interest of our neighborhood, Ward 2. The group was founded in the late 1940's and has been continually active in community projects. At one time, it boasted 300 active members. Meeting locations have included the Edwards School, the Elks Club, GAR Hall, and the Beverly Public Library.

W2CA has a rich history of participating in a variety of civic-minded projects. Fundraising dinner dances were held monthly and benefited our Scholarship Fund. Up to five \$1000 scholarships were awarded to Beverly youth. We have hosted major political debates for citywide candidates that gathered attendance of hundreds of Beverly citizens. At one time, ours was the largest Fourth of July celebration in the City with a festive parade beginning downtown and ending with huge beach bonfire that engaged the entire community.

W2CA has always had their eye on projects underway in the city, particularly within Ward 2. Our members have engaged with various project managers to offer guidance. Efforts have included working with the City and the electric company in the successful burial of the massive power lines, working with Ventron and the Government (Betchtel/Parsons) on the clean-up of the Superfund site, and working with the City on the plan for the "new" Beverly/Salem Bridge.

We have contributed to the 2003 publication of the "Beverly Downtown Design Guidelines," the multiple efforts of rezoning the waterfront, beautification throughout the ward with flowers and shrubs, and hosted beach clean ups. With support of National Grid, we have successfully raised funds for new playground equipment at Gillis Park. It was installed by our members with the help from the City. We currently have a task force focused on property development within the neighborhood. This group interfaces with key stakeholders and all governing bodies involved in the project.

Recently, W2CA began seeking a meeting place that could host our meetings as well as provide a function space for group events. Inspired by the facilities of the Cove Community Center, and the Ryal Side Civic Association building, we realized that the GAR Hall was a underutilized resource within our ward and had potential to meet our growing needs. We began holding our monthly meetings there, and it was quickly apparent that this was a special place in dire need of attention. We readily identified it as the type of large-scale civic project which was compatible with our mission of community service to our Ward, and more broadly, the entire Beverly community. After thoughtful discussion, the group voted to spearhead the effort to rehabilitate the GAR Hall restoring both architectural features and community usage.

Our active membership is comprised of many who serve on various City Boards and Commissions, and other community leaders. Our membership includes representatives from the Historic District Commission, School Committee, Parks and Recreation, Beverly Historical Society, the Director of Beverly Farmers' Market, local business owners, architects and other skilled professionals.

Beverly based architectural firm Siemasko + Verbridge has been selected to assist in the development of the master plan. Their combination of experience, design expertise, and completion of similar local projects makes them an ideal working partner. W2CA aims to fully partner with the City of Beverly to make the GAR Hall a viable part of the community once again. For this project, a working group consisting of the Mayor, the City Planner, the architect, and selected W2CA leadership will be assembled to conduct regular meetings overseeing the multi-phase project.

The City of Beverly's Public Services Department has the ability to undertake construction and maintenance projects and will be involved in the project. If their time is limited, or it is determined that additional expertise is required, the city will engage an appropriate entity to complete the necessary work. With proven track records of leadership and depths of knowledge amongst all groups, the successful rehabilitation of the GAR Hall will be attained.

Please see attached for the architect's proposal for design services and statement of qualifications.

1f. Maintenance & Long Term Preservation

If this funding is awarded, the City and the W2CA have agreed to partner and collaborate to fulfill the goal of rehabilitation of the GAR Hall. Together, we will work to ensure that the funding is allocated appropriately towards the goal of returning this important building to regular community use.

Ongoing maintenance of the building will be performed by the City of Beverly, in the manner specified during the master planning process. This maintenance plan will be developed with input from the entire project design team, including the architect, city officials and the W2CA.

1g. Maps & Visual Materials

Please see attached for GIS maps, property card, property deed, historic photo, and current photos.

2. Budget

Please see attached for budget form and proposal for architectural services.

3. Project Schedule

Please see attached for project schedule form.

4. Supporting Documents

Please see attached for Determination of Historic Significance.



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)

2015 CPA PROJECT FUNDING APPLICATION
Project Budget Form

- Project Title: Feasibility Study/Architectural Analysis for Preservation and Rehabilitation of GAR Hall
- Applicant Contact Information:
Contact Person: Suzie LaMont
Organization: Ward 2 Civic Association

SOURCES OF FUNDING		
Source	Amount	Percentage of Total Budget
Community Preservation Act Fund	\$ 24,000	100%
Total Project Funding	\$24,000	

ITEMIZED PROJECT EXPENSES		
Expense	Amount	To Be Funded by CPA? Y/N <small>*Please refer to DOR's Allowable Uses Chart</small>
Master Plan & Design	\$24,000	yes
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)

2015 CPA PROJECT FUNDING APPLICATION

Project Schedule Form

- Project Title: Feasibility Study/Architectural Analysis for Preservation and Rehabilitation of GAR Hall
- Applicant Contact Information:
Contact Person: Suzie LaMont
Organization: Ward 2 Civic Association

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

	Estimated Date	Activity
Project Start	November 1, 2015	Preliminary design discussion w/ architect & project walk-thru. Documentation of existing conditions
		Draw existing plans, schematic design
Project Milestone	December 1, 2015	Design meeting w/ architect, design team & city officials
		Schematic design & presentation prep
50% Completion	February 15, 2016	Public hearing to present and gather feedback on master plan and design
		Finalize design, solicit preliminary pricing
Project Milestone	March 15, 2016	Begin fundraising campaign
		Return of preliminary pricing estimates
Project Completion	May 1, 2016	Application for CPA funding of GAR rehabilitation

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.



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 (WARD 2 CIVIC ASSOCIATION), Name of Project (GAR Hall Restoration), Historic Name of Property (GAR Hall), Address of Project (8 Dane St. Beverly), Year built (1863), and Source for year built (MACRIS).

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 status.

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 Form
☑ 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: _____ BHDC Meeting date: 2/25/2015

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: 2/25/2015
☐ The property is not historically significant. Meeting date: _____

Signed: William Finch, Chair

Date: 2/25/2015

Evaluation Criteria

To be eligible for funding under the Community Preservation Act under the Historic Preservation category, projects must address the preservation needs of a building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the Beverly Historic District Commission (BHDC) to be significant in the history, archaeology, architecture or culture of Beverly.

The BHDC will determine a property to be significant if it meets the criteria for listing on the National Register of Historic Places at the local level. Documents and artifacts will be eligible for funding if they are at least 50 years old and determined significant to the history, archaeology, architecture or culture of Beverly.

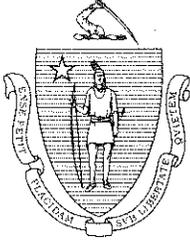
Resources

Copies of MHC Inventory Forms and the State Register of Historic Places are available at the Beverly Planning Department, 3rd Floor City Hall, 191 Cabot Street.

The Massachusetts Cultural Resource Information System (MACRIS) database is available online through the Massachusetts Historical Commission. MHC Inventory forms and other information can be downloaded from the database. To view the database, go to <http://www.sec.state.ma.us/mhc/mhcidx.htm> and look for MACRIS under the "Learn and Research" heading.

¹ MACRIS vs. the State Register. The Massachusetts Historical Commission's (MHC) online database MACRIS can be used to research many historic properties, but listing in MACRIS is not the same as listing in the State Register. MACRIS lists all properties that have been inventoried on MHC forms. The State Register is a list of properties that have received local, state or national designations based on their historical or archaeological significance. For those properties, the MACRIS data sheet would list "National Register", "Local Historic District", or "Preservation Restriction" in the *Designations* field.

² Copies of MHC Inventory Forms and the State Register of Historic Places are available at the Beverly Planning Department, 3rd Floor City Hall, 191 Cabot Street



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

JERALD A. PARISELLA
STATE REPRESENTATIVE
6TH ESSEX DISTRICT
BEVERLY

STATE HOUSE, ROOM 174
TEL. (617) 722-2877
Jerald.Parisella@MAhouse.gov

Committee:
Chair
Veterans and Federal Affairs

April 24, 2015

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

Dear Ms. Pearl and committee members,

I am writing in support of the request for repair funds for the GAR Hall in downtown Beverly. As both the State Representative for Beverly and a proud veteran, I recognize the Grand Army of the Republic's historical reputation and role in our community. Since its construction, the hall has taken on several roles. It is commonly referred to today as the Grand Army Hall, and serves as a meeting place for several local clubs and organizations, including the Beverly Recreation Department, the Senior Citizens' Club, and youth dance classes.

The building is certainly worthy of the funds needed for repair. In 2010, the GAR Hall received \$50,000 in state funding for repairs to the building's roof. However, as you may know, further rehabilitation is needed for both the interior and exterior. I fully support this request and hope that the community is able to utilize the GAR Hall for many years to come.

Sincerely,

A handwritten signature in cursive script that reads "Jerry Parisella".

Jerry A. Parisella
State Representative
6th Essex District- Beverly



April 23, 2015

Wendy Pearl, Chair
Community Preservation Committee
City Hall
191 Cabot St.
Beverly, MA 01915

Dear Chair Pearl and Members of the Community Preservation Committee,

Montserrat College of Art supports the request of the Ward 2 Civic Association for monies from the Community Preservation Act to be utilized for the funding of a master plan and eventual upgrades of the GAR Hall on Dane Street.

As a neighbor of the facility, we envision a future where members of the college community would use the building for displaying art work, lectures, meetings and events if it were renovated and opened for public usage. We look forward to that day!

The historic building is an architectural gem in our neighborhood and it would be wonderful to allow the structure to be put back into service for the residents of the City of Beverly.

The Ward 2 Civic Association has the full support of the college in its mission to improve this Civil War era relic.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Immerman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephen D. Immerman
President



**THE BEVERLY HISTORICAL SOCIETY
AND MUSEUM**

117 CABOT STREET • BEVERLY, MASSACHUSETTS 01915-5196 • 978-922-1186

April 13, 2015

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

Dear Wendy:

The Society was delighted to learn that the Ward 2 Civic Association is spearheading the restoration and repair of Beverly's GAR Hall. The Grand Army of the Republic organization, and its building, known as the John H. Chipman, Jr. Post 89, represent an important piece of Beverly's local history.

Although long overdue, the restoration of this building could not be coming at a better time. We are currently in the process of creating an inventory of the objects and documents that the GAR gave to the Society long ago, knowing that we would preserve them appropriately. This collection includes photos, meeting records, and more that will be photographed, inventoried and entered into a searchable database available to all. The building that once housed them, and that was a gathering place for Beverly's Civil War veterans, deserves the same care.

It is important for our local community and especially for our children that the legacy of Beverly's past not be dismissed and forgotten. The renovation of the GAR Hall provides the chance to prominently display both the 150 year old building and the memory of those that served in the Civil War, to whom the building is dedicated.

We believe that this project would be an appropriate and important use of Community Preservation Act funds, and we fully support this effort. Preserving and revitalizing buildings such as this will enhance the rich fabric of our downtown and our community, and we hope the committee will look favorably upon this proposal.

Sincerely,

A handwritten signature in blue ink that reads "Susan J. Goganian".

Susan J. Goganian
Director



Beverly Main Streets

May 1, 2015

BOARD OF DIRECTORS

Mary Grant, Co-President

Steve Immerman, Co-President

Rick Mooney, Vice President

Bill Howard, Treasurer

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Jon Hurst

Joyce Moore

Kathleen Moore

Donna Musumeci

Janice Preston

Thad Siemasko

Matt Ulrich

Dick Wylie

Joe Zelloe

Gin Wallace, Executive Director

Heather Wolsey, Marketing

Ms. Suzie LaMont
Ward 2 Civic Association
Beverly, MA 01915

Dear Ms. LaMont:

On behalf of the Board of Directors, I am pleased to write this letter of support for your proposed feasibility study at the GAR Hall. The Hall is an important part of Beverly's history and could be just as important in our future. Centrally located in the heart of the downtown and the new Beverly Arts District, we love the possibility of it becoming a lively, well-used community space with some arts and cultural components. The feasibility study will answer many questions about the condition of the building and inspire us all to think of how it could be best utilized. We look forward to the conversation!

Sincerely,

Gin Wallace
Executive Director
Beverly Main Streets
248 Cabot Street
Beverly, MA 01915
Phone: 978.922.8558



Veterans of Foreign Wars

DEPARTMENT OF MASSACHUSETTS

January 20, 2015

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

Ms. Pearl,

This is a letter of support for the Grand Army Hall (GAR Hall), 8 Dane Street, to be considered as a project for Historic Preservation and rehabilitation.

As a representative of one of the oldest Veterans groups in Beverly, and an organizational tenant of the building I believe that this project should be approved at the earliest opportunity.

There are currently three veteran's organizations that use the GAR Hall and the groups meet on different time periods.

Thank you for this consideration,

Timothy C. Smith
Massachusetts VFW State Commander (2012-2013)
Former Ward III City Councilor 2000-2001
(978) 921-1721

Fortunato VFW Post
PO Box 424
Beverly, MA 01915

14 Central St. #2
Beverly, MA
01915

Ms. Wendy Pearl, Chair
Community Preservation Committee
191 Cabot St.
Beverly, MA 10195

April 29, 2015

RE: GAR Hall Rehabilitation

Dear Wendy and members of the Community Preservation Committee,

I am honored to write a letter of support for the Ward Two Civic Association's (W2CA) proposal for funding for the GAR Hall Rehabilitation, beginning with a master plan. The civic association was inspired to request funds for this proposal after meeting in the building and seeing first hand that the building is both an asset to our community and in very rough shape.

The rehabilitation of the GAR hall will preserve an important piece of Beverly's history while enriching our present day civic and cultural identity. This city owned building is currently out of use due to severe water damage. Without the GAR Hall, the only community gathering space in Ward 2 is the Beverly Public Library. The rehabilitated GAR Hall will foster community spirit, culture, and opportunity for the next generation of community leaders by providing a meeting space and through historic preservation.

As the representative for 6,000 citizens in Ward 2, I fully support Community Preservation Funding for the rehabilitation of the GAR Hall. I often hear from constituents that this is the exact project that people had hoped to come out of passing the Community Preservation Act.

Please feel free to contact me with any questions regarding this proposal. Thank you for considering supporting this worthy project in our Ward.

Sincerely,
Estelle Rand



City Councilor, Ward 2
978-473-9891
erand@beverlyma.gov



COUNCILOR-AT-LARGE
PAUL M. GUANCI,
COUNCIL PRESIDENT
JASON C. SILVA
MATTHEW J. ST. HILAIRE

City of Beverly

CITY COUNCIL

WARD COUNCILORS
WARD 1 DAVID J. LANG
WARD 2 ESTELLE M. RAND
WARD 3 JAMES F. LATTER
COUNCIL VICE PRESIDENT
WARD 4 SCOTT D. HOUSEMAN
WARD 5 DONALD G. MARTIN
WARD 6 JOHN P. FRATES, JR.

May, 4 2015

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

Dear Community Preservation Committee:

The CPC will soon be reviewing project applications for consideration for the 2015 round of CPC funding.

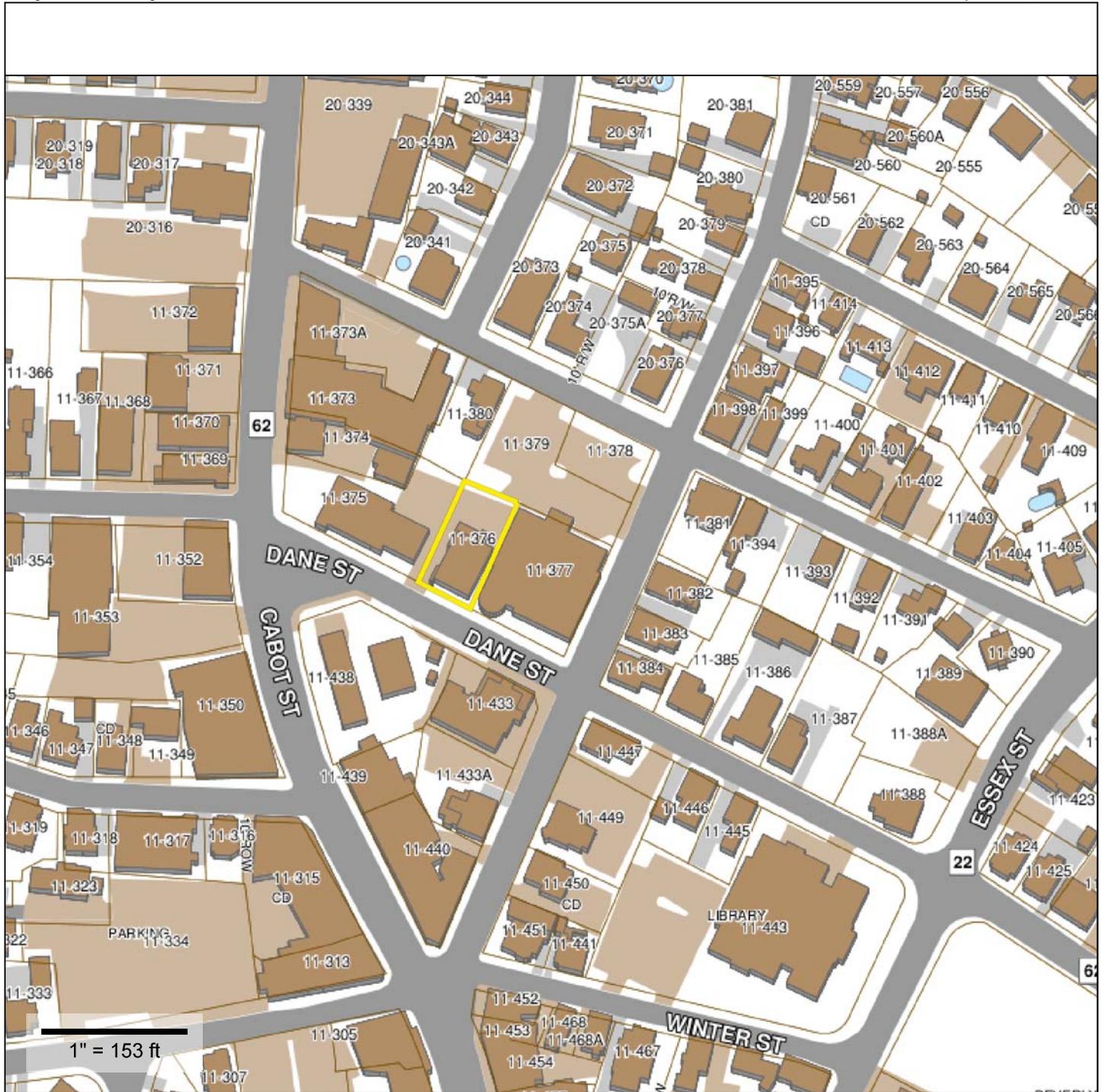
I am writing to express my support of the application submitted by the Ward 2 Civic Association to fund a Feasibility Study of the G.A.R. Hall located on Dane Street. I believe this project is an appropriate use of CPC funding under the Historical Preservation category that will benefit the residents of Ward 2 and the city as a whole.

Built in 1863, the G.A.R. Hall is historically significant and represents a strong reminder of the contributions made by Beverly's veterans who served patriotically on behalf of our country. Over the years this building has served a number of uses and if renovated could again serve the community for years to come.

I respectfully recommend that the CPC fully fund the \$24,000 requested for the G.A.R. Hall Feasibility Study project.

Thank you for your consideration!

Matt St. Hilaire
City Councilor At-Large



Property Information

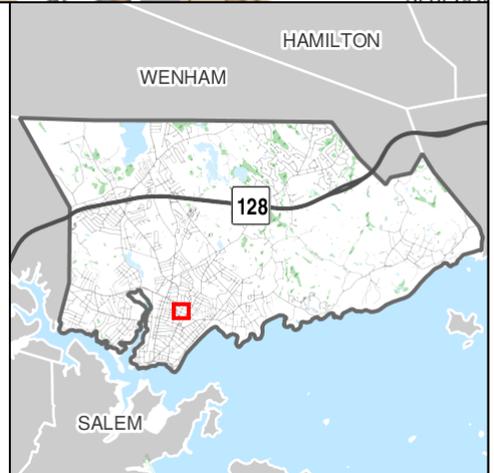
Property ID 11-376
 Location 8 DANE ST
 Owner



**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 July 2014



Unofficial Property Record Card - Beverly, MA

General Property Data

Parcel ID **11-376**
Prior Parcel ID **-**
Property Owner **NOT AVAILABLE**

Account Number **R6**

Mailing Address

Property Location **8 DANE ST**
Property Use **Improved/Mun**
Most Recent Sale Date **2/29/1960**
Legal Reference **4652-255**

City

Grantor **MASS DEPT SONS OF UNION VETS OF CIVIL WAR ETAL**

Mailing State Zip

Sale Price **4,800**

ParcelZoning **R6**

Land Area **0.163 acres**

Current Property Assessment

Card 1 Value Building Value **293,700**

Xtra Features Value **5,600**

Land Value **155,300**

Total Value **454,600**

Building Description

Building Style **Govt. Bldg.**
of Living Units **1**
Year Built **1900**
Building Grade **Avg**
Building Condition **Average**
Finished Area (SF) **3300**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **Conc. Block**
Frame Type **Wood**
Roof Structure **Gable**
Roof Cover **Asphalt Shgl**
Siding **Wood Shingle**
Interior Walls **Plaster**
of Bedrooms **0**
of 1/2 Baths **5**

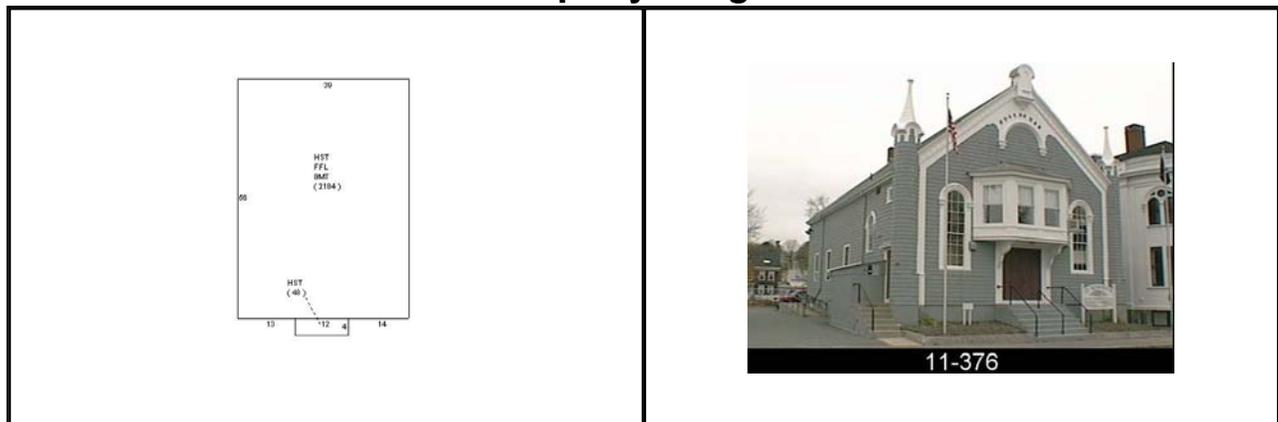
Flooring Type **Softwood**
Basement Floor **Concrete**
Heating Type **Forced H/W**
Heating Fuel **Gas**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **1**

Legal Description

Narrative Description of Property

This property contains 0.163 acres of land mainly classified as Improved/Mun with a(n) Govt. Bldg. style building, built about 1900 , having Wood Shingle exterior and Asphalt Shgl roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 5 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CITY OF BEVERLY
IN BOARD OF ALDERMEN

February 15, 1960

RESOLVED: Whereas the Massachusetts Department Sons of Union Veterans of the Civil War, John Low Camp No. 6 Sons of the Union Veterans of the Civil War and Post 89 G.A.R. Memorial Hall Association, Inc., have offered to convey the Grand Army of the Republic Hall and land appurtenant thereto located at 8 Dane Street, to the City of Beverly in consideration for the sum of Four thousand eight hundred dollars (\$4800.00),

BE IT HEREBY RESOLVED by the Board of Aldermen of the City of Beverly that:

1. The Mayor be and hereby is authorized to accept a deed of said property in behalf of the City of Beverly and is hereby authorized to pay the consideration of Four thousand eight hundred dollars (\$4800.00) therefor.
2. That so long as said building shall remain in being, it shall be known as the "G.A.R. Hall".
3. That all the relics, mementoes and other personal property included in a list attached hereto, shall be the personal property of the John Low Camp No. 6 Sons of the Union Veterans and the Massachusetts Department Sons of Union Veterans of the Civil War.
4. That the City of Beverly may exhibit such relics, mementoes and other personal property in said hall or other public places with the permission of the owners thereof.

CITY OF BEVERLY
IN BOARD OF ALDERMEN

February 15, 1900

5. That the City of Beverly shall suitably pack and store in a safe place any of said relics, mementoes and other personal property not on exhibition or use from time to time.

6. That John Low Camp No. 6 Sons of the Union Veterans of the Civil War and their Auxiliary shall be allowed to use said hall two nights per month so long as said hall shall remain in being.





POST 89 GAR



















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Siemasko + Verbridge

Architecture
Interior Design
Landscape Design
Decorating

126 Dodge Street
Beverly, Massachusetts
01915

t: 978.927.3745
f: 978.927.6365

svdesign.com

21 April 2015

Suzie LaMont
GAR Hall Committee
Ward 2 Civic Association

Re: GAR Hall Master Planning
8 Dane Street, Beverly MA

Dear Suzie,

We are pleased to submit this proposal for design services for the master planning of the GAR Hall rehabilitation project. The GAR Hall is an architecturally significant building in downtown Beverly, but is in need of repair and reconfiguration in order for it to once again serve as functional community meeting space.

As we understand the project, the W2CA is seeking a complete master plan for the building that will include documentation of the building, programming of spaces, schematic design, community input, phased construction schedule, renderings for fundraising, and will culminate with a ball park pricing estimate.

Throughout the design and construction process, S+V will work in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and follow the Guidelines for the Rehabilitation of Historic Buildings. We understand that the funding of this project will require a combination of grants and donations, and will develop the project phasing with flexibility to consider these factors, as we have done in the past for other projects.

SCOPE OF WORK

Phase 1: Master Planning & Approvals

The building will require a complete overview and documentation of its existing condition in order to understand the building's needs and opportunities. We will measure the entire building and produce floor plans and exterior elevations of the building in order to have an accurate base to design from.

We will then analyze the existing building and develop rough schematic plans, and meet with you to review options of programming and layout. This design work should be sufficient to provide you with an idea of the various alternatives available.

After some more refinement, we will present our shared vision of the project to the city and to the public for community input. In addition to producing interior and exterior fundraising images, we will also meet with the required boards to gain all necessary approvals. It makes sense after this phase to obtain preliminary pricing from a contractor, in order to determine the next steps, and better develop the project budget.

Fee for Phase 1: \$24,000.00

Phase 2: Working Drawings and Specifications

After we have agreed on the general design direction, we will develop the design fully for all work to be constructed. Drawings will include any and all of the following, as required: plans, sections, exterior elevations, and select interior elevations. All of the aforementioned plans, exterior, and interior views will be carefully dimensioned and detailed. Drawings will include all framing and structural information the contractor will need to construct the job. We will work with you to develop the interior design of the space. An outline specification will be prepared instructing the Contractor on what is to be included in the bid. The specification lists the type and quality of the materials to be used. We will also provide plumbing fixture, recessed lighting, finish, and appliance schedules that list the specific materials to be purchased and installed.

The resulting product of Phase 2 will be a detailed set of contract documents suitable for soliciting bids, obtaining a building permit, and construction. We expect the total fee for this phase will be in the range of 5% of the cost of construction. When we know the exact scope of work, we can quote you a fixed fee for this phase.

Phase 3: Contractor Selection

This Phase would involve working with you in selecting the best contractor for the job. We will meet with various contractors and explain the project, answer their questions and solicit bids. The fee for this Phase would be billed hourly.

Phase 4: Contract Administration

We recommend bi-weekly meetings during the construction process to review the field work, ensure that the plans are being conformed to, and answer contractor questions. Certain builders may require more or less of our time during this phase. At a minimum, we would visit the project three times to ensure the plans and specifications are being conformed to. Ultimately, the scope of our services in this phase is for you to determine. The fee for this phase would be billed hourly.

FEE SUMMARY

The scope of services and fees listed above are based on following a thorough and thoughtful design process that we have used successfully on other projects. Any major deviations from the above described scope of work will be considered additional and be billed hourly. Reimbursable expenses, such as printing, copying and overnight mailing, will be billed at our cost plus 10%.

If you are in agreement with this proposal, please sign the two original attached contracts and return them with the retainer in the enclosed envelope. We will return a fully executed original contract to you for your files.

Thank you for considering Siemasko + Verbridge for your project. We look forward to the opportunity of working with you and hope that this proposal meets with your approval.

Please do not hesitate to call me if you have any questions.

Best regards,

Siemasko + Verbridge

A handwritten signature in black ink, appearing to read 'T. Siemasko', written in a cursive style.

Thaddeus S Siemasko, AIA
Principal
Enclosures

Statement of Qualifications

Siemasko + Verbridge is a full-service architecture, interior design, decorating, and landscape design firm. Our projects encompass residential, corporate, commercial, institutional and multi-family design, inclusive of both new construction and renovation work. We pride ourselves on a powerful team approach and the high caliber design for which we have become known.

Our projects reflect what clients would design for themselves, given a designer's training, expertise and eye. Working in close collaboration with our clients, the design process is a well-researched and thoughtful distillation of client requirements and preferences, with careful consideration of budget and schedule. The result is a structure that is appealing and functional, meticulously crafted, and well suited to both the character of the client and the site.

The process of developing master plans, designing in a historically sensitive manner, and complex project phasing are all areas in which Siemasko + Verbridge has both experience and expertise. We have earned a reputation for our commitment to improving the fabric of communities as well as our respect for the environment. Our firm's success is confirmed by a strong foundation of repeat clients and referrals

Siemasko + Verbridge approaches every project with our core values in the forefront of our minds. We strive to not only listen to our clients but truly hear and understand their goals and desires. The Siemasko + Verbridge design team works together to provide our clients with the maximum creativity and quality possible while furnishing services that represent an excellent value.

Respecting our clients' budgets and schedules is always a top priority. When problems arise we work expeditiously and imaginatively to resolve them. It is our ambition to perform at the highest standard of honesty and integrity, to treat everyone with respect and to ultimately make the process enjoyable for everyone involved.



Firm Profile

Established	1987
Staff Size	17 professional 1 administrative
Services	Architecture Interior Design Decorating Landscape Design
Project Types	Residential New Residential Renovation Multi-Family Commercial Institutional Master Planning
Referrals & Repeat Clients	Over 92%
Design Philosophy	<p>Siemasko + Verbridge has earned a reputation for our commitment to improve the fabric of the community as well as our respect for the environment, through thoughtful design. Working in close collaboration with our clients, the design process is a well researched and thoughtful distillation of client requirements and preferences, with careful consideration of budget. The result is a design that is appealing and functional, and which suits eminently both the character of the client and the site. Our experience with complex architectural and interior design projects affirms our belief in the importance of attention to detail.</p> <p>The integration of architecture, interior design, interior decoration, and landscape design within a single firm is a distinction that we offer, and thus assures seamless continuity between the exterior design, interior design, and the furniture and furnishings. Most of our projects involve highly detailed work focused on enhancing the functional and visual quality of the user's experience.</p>
Contact Information	Siemasko + Verbridge 126 Dodge Street Beverly, Massachusetts 01915 T: 978.927.3745 403 Main Street Chatham, Massachusetts 02633 T: 508.348.5485 svdesign.com



Siemasko + Verbridge Team



Our team approach ensures the seamless integration off architecture, interior design, decorating, and landscape design. The team is tailored to each specific project based on the scope of work, complexity, budget, and timeline of a project. We actively encourage the cross pollination of the various disciplines within our firm, to enhance and expand on the knowledge and awareness of each member of the team. We believe the client is an integral part of this team approach.





Thaddeus Siemasko, AIA
Principal

Professional Profile

At the core of Thad's architectural practice is his commitment to an in-depth understanding of the client's vision and requirements. To this vision, Thad brings extensive experience creating exceptional structures for living, learning and working. The projects he designs are timeless in style, highly functional, thoughtfully placed in the landscape and carefully woven into the fabric of their communities. His experience spans a wide breadth of project types, including religious, institutional, and academic, commercial and industrial, health care, multi family and residential projects. Private residences are a hallmark of Thad's experience, ranging from jewel-like, not-so-big houses to waterfront estates.

Thad plays an active role in the North Shore business community and serves on various boards.

Professional Affiliations

American Institute of Architects (AIA)
Certified by National Council of Architectural Registration Boards (NCARB)
Registered in CT, MA, ME, NH, VT, NY, RI and FL

Community Involvement

Beverly Rotary Club, President 2011-2012
Beverly Regional YMCA Board of Directors, past member
Beverly Main Streets Board of Directors, member
Cabot Performing Arts Center, Treasurer
City of Beverly Building Commission, past member
City of Beverly Middle School Building Committee

Education

Harvard Graduate School of Design, Alumnus AMDP 2012
Master of Business Administration, Boston University, High Honors
Master of Architecture, University of Michigan, Highest Honors
BS of Architectural Engineering, Wentworth Institute of Technology





Paul Muldoon
Senior Project Manager

Professional Profile

During his eight years of experience with Siemasko + Verbridge, Paul has managed new residential construction, small and large scale renovations and additions, as well as small commercial projects. Paul works closely with Siemasko + Verbridge principals, clients, and contractors in all design phases from project inception to completion.

Professional Affiliations

LEED Accredited Professional

Project Experience

Paul is currently working on a number of single family residences which include both renovation and new construction. These projects involve complex Zoning and Planning Board approvals, custom design and detailing, structural design, budget and pricing analysis, and contractor coordination.

Paul has completed renovations and additions to numerous residences in Marblehead, Swampscott, Nahant, Beverly, Beverly Farms, Manchester by the sea, and other communities on the North Shore.

Institutional

Cabot Performing Arts Center Renovation, Beverly, Massachusetts
Eastern Yacht Club, Dining Room Renovation, Marblehead, Massachusetts
Danversport Yacht Club, Kitchen Renovation, Danvers, Massachusetts
Sawyer Free Library, Landscape Renovation, Gloucester, Massachusetts

Education

Bachelor of Architecture, Wentworth Institute of Technology 2003
Architectural Study Abroad Program: Montpellier, France; Berlin, Germany; Rome, Florence and Venice, Italy





Stefano Basso

Project Designer

Professional Profile

Since graduating from Syracuse Architecture in 2012, Stefano has been involved in a variety of projects at S+V. He has worked alongside project managers on residential projects ranging from small scale renovations to high end new construction, as well as commercial and institutional projects. Despite the type of project, budget or size, a creative and dedicated team approach has consistently yielded successful outcomes.

Stefano is a native son of Beverly that has returned to live and work in his hometown following graduation. As an architect, he has had the opportunity to contribute to the local community in a meaningful way early and often in his career. Working on pro bono projects such as a day center for the non-profit organization Family Promise, and the revitalization of the Cabot Theater are just a couple examples of how he is able to help improve the built environment every day at S+V.

Community Involvement

Beverly Main Streets, Façade Improvement Program
Beverly Historical Society, Board of Trustees
Ward 2 Civic Association

Education

Bachelor of Architecture, Syracuse University 2012
Entrepreneurship and Emerging Enterprises Minor
Study Abroad Program: Florence, Italy 2010



Representative Clients

Pro Bono

Acord Food Pantry, Hamilton, Massachusetts
Family Promise, Beverly, Massachusetts
Haven From Hunger, Peabody, Massachusetts
Beverly Bootstraps, Beverly, Massachusetts

Academic & Institutional

Brookwood School, Manchester by the Sea, Massachusetts
Harborlight Montessori School, Beverly, Massachusetts
Riverview School, East Sandwich, Massachusetts
Salem Community Charter School, Salem, Massachusetts
Landmark School, Manchester by the Sea, Massachusetts
Beverly YMCA, Beverly, Massachusetts
Montserrat College of Art, Beverly, Massachusetts
First Church in Wenham, Wenham, Massachusetts
Fox Hill Village, Westwood, Massachusetts
Harborlight Community Partners, Beverly, Massachusetts
Hellenic Center, Ipswich Massachusetts
Hospice of the North Shore, Danvers, Massachusetts
Junior League of Boston, Boston, Massachusetts
Lynch Park, Beverly, Massachusetts
Pleon Yacht Club, Marblehead, Massachusetts

Commercial

Aero Manufacturing Corporation, Beverly, Massachusetts
Bank of Gloucester, Gloucester, Massachusetts
Beverly Cooperative Bank, Beverly, Massachusetts
Beverly National Bank, Beverly, Massachusetts
Blake Professional Dental Office, Beverly Farms, Massachusetts
Commodore Plaza, Beverly, Massachusetts
Johnson Tree Farm, Beverly, Massachusetts
Lyceum Restaurant, Salem, Massachusetts
Salem Five Bank, Waltham, Massachusetts
Winfrey's Fudge, Beverly, Massachusetts

Corporate

Affiliated Managers Group, Prides Crossing, Massachusetts
American Renal, Beverly, Massachusetts
Converse, Inc., North Andover, Massachusetts
Easterly Capital, Marblehead, Massachusetts
Corinthian Yacht Club, Marblehead, Massachusetts
Mazonson, Inc., Peabody, Massachusetts
Trinity Partners, L.L.C., Waltham, Massachusetts
UniFirst Corporation, Wilmington, Massachusetts

Multi-Family

Windover Development, Manchester by the Sea, Massachusetts
266 Main Street, Gloucester, Massachusetts
Amesbury Mill Conversion, Amesbury, Massachusetts
Annisquam Condominiums, Annisquam, Massachusetts
Beverly Harbor Apartments, Beverly, Massachusetts
Burnham Apartments, Beverly, Massachusetts
The Boulders at Wenham, Wenham, Massachusetts
Mixed Use Development, City of Gloucester, Massachusetts
Reserve at Oliver Pond, Marblehead, Massachusetts
The Residence at Shore Cliff, Magnolia, Massachusetts
Riverdale Condominiums, Beverly, Massachusetts



Recent Awards, Publications and Media

Awards

2012 U.S. Green Building Council LEED SILVER - Private Residence
2010 ASID New England Design Excellence Award
2010 Anthony C. Platt Neighborhood Conservation Award, Cambridge, MA
2009 Green Building of America Award - Riverview School, East Sandwich, MA
2009 Western Red Cedar Architectural Design Award
2008 50+ New England Housing Council Award
2008 IIDA New England Best Residential - Private Award
2008 Boston Magazine's Best of Boston Home Award, Architect North
2007 IIDA New England Best Healthcare Project: Hospice of the North Shore
2007 Boston Design Center Dream Team for Dream Home
2006 Honor Award, Boston Society of Architects, Kaplan Family Hospice House
2006 Luxury Living Design Awards
Platinum Award, Most Beautiful Living Room
Silver Award, Most Beautiful Bathroom
2005 Luxury Living Design Awards
Platinum Award, Specialty Spaces, Lake House Breezeway
Gold Award, Bathrooms, Lake House Master Bath

Book Publications

Today's Historic Interiors
by E. Ashley Rooney
It's Your Kitchen: Over 100 Inspirational Kitchens,
by Joan Kohn
Waterfront Homes, From Castles to Cottages
by E. Ashley Rooney

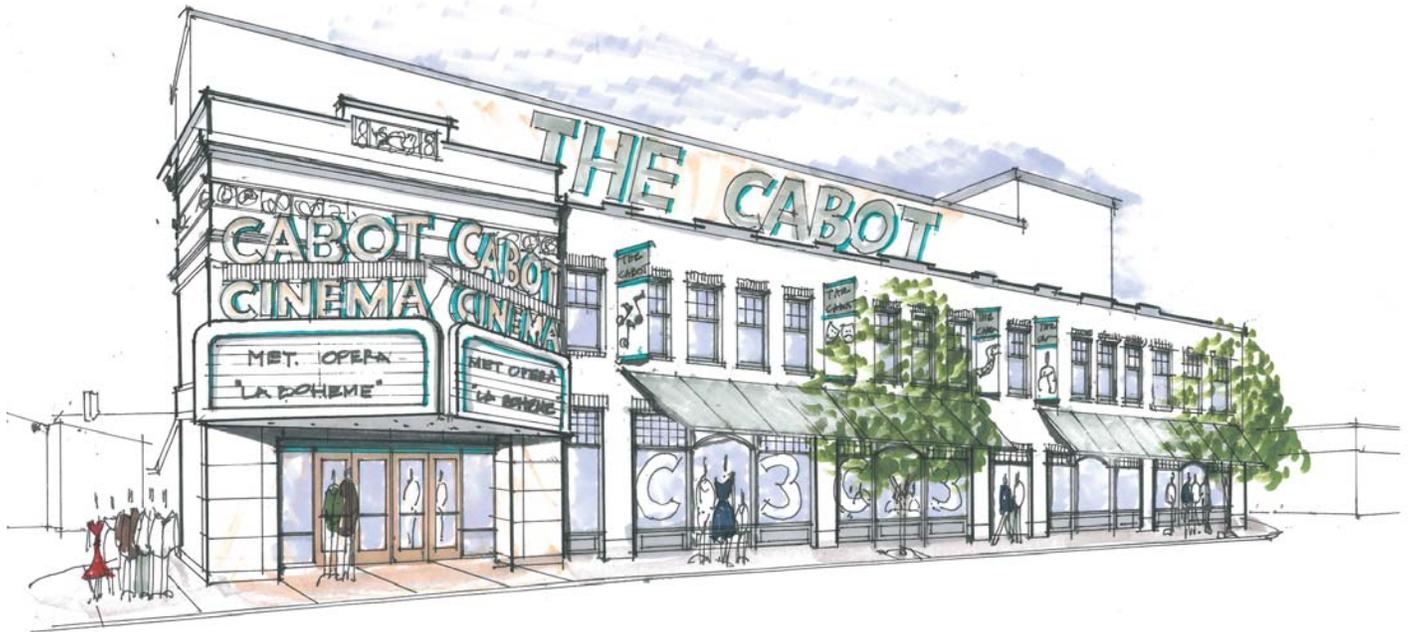
Magazine Publications

Marblehead Home and Style, "Surrounded by Light & Sea" Spring 2013
New England Home, "Ageless Beauty" January/February 2013
Design New England, "Resurrection" September/October 2012
Globe Magazine, "Coastal Contemporary" June 2012
Kitchens, "Attention to Detail" Spring 2012
Kitchens, "Recipe for Redesign" Spring 2011
Kitchens, "Contemporary Queen Anne" Spring 2011
Ocean Home Magazine, "Redesign" March/April 2011
Boston Globe Magazine, "And the Walls Came Down" March 2011
Boston Globe Magazine, "Old Glorious" April 2010
Boston Globe Magazine, "The Glass House" November 2009
Northshore Magazine, "The Home Pros: Siemasko + Verbridge" December 2008
Boston Globe Magazine, "The Love Boat" July 2008
Design New England, "Away From It All" May/June 2008
Great American Kitchens, "For Cooks Only" Spring 2008
Boston Magazine, "Home Design: Cyber Spaces" April 2008
Boston Magazine, *Best of Boston Home*, "Architect, North" Winter 2008
New England Home, "Modern History" September/October 2007
Boston Common Magazine, "*Boston Living Dream Home*" Summer 2007
Beautiful Homes, "Timeless Beauty" Summer 2007
North Shore Living, "At Home on the North Shore" Spring 2007
ACCENT Home&Garden, "The Manor Reborn" November/December 2006
Elegant Homes, "Great Expectations" Summer/Fall 2006
New England Home, "Keeping It Real" July/August 2006
This Old House, "Great Room With a View" May 2002



Cabot Performing Arts Center

Beverly, Massachusetts



Institutional

Services:

Architecture
Master Planning

Siemasko + Verbridge is helping The Cabot navigate the entire renovation process from space planning, to building code compliance, HVAC system upgrades, and the restoration of historic architectural elements throughout the venue. S + V is determined to help The Cabot achieve its goal; to operate as a vibrant cultural center enriching the lives of citizens and enhancing the town's civic center well into the 21st Century.

The master plan consists of a phased approach, addressing each of the renovation goals on an individual basis. Initial work includes replacing the existing auditorium seats with new ones that meet modern standards of comfort, restoring the famed marquee and creating open floor space to accommodate a broader range of performances and events. Eventually, the main dome above the theater and the vaulted lobby space will be restored to their original grandeur.



Montserrat College of Art

Beverly, Massachusetts



Institutional

Services:
Architecture
Interior Design

Located within an established residential area of Beverly, the new 27,000 square foot building houses a 78 bed dormitory with open areas for creative student interaction. Siemasko + Verbridge designed a collection of four traditional residential structures unified by a glass connector.



McKay School

Beverly, Massachusetts



Multi-Family

Services:
Architecture

The McKay School project is a renovation to an existing Beverly School, in which 19 new residential units are proposed within the existing school walls. 13 new townhouse style apartments were also designed in an addition at the rear of the existing school, providing a total of 32 new one and two bedroom apartments on the site. The design preserves the historic character of the building while providing a new use to extend the building's life. A public walkway leading to the adjacent Shoe Pond viewing area was included as part of the site design, along with tenant amenities such as a bocce court and beach volleyball court.



McKay School

Casa de Moda Building

Beverly, Massachusetts



Commercial

Services:
Architecture

The corner storefront of the former Casa de Moda building is one of the most important retail spaces on Cabot Street. While the shop maintained its charm through the years, the building as a whole has been tacked onto time and again, and is in need of repair. Siemasko + Verbridge views the revitalization of this turn of the century Italianate building and its storefronts as an opportunity for a flagship improvement of Beverly's downtown.

The scope of work involves a complete overhaul of the Cabot Street Façade: brand new storefronts and doors to match the original style of the building; trim and siding painted in a sophisticated shade of grey; upper and lower cornice lines to be emphasized with patinaed metal coping; and finally, new signage to be coordinated and classy for the shops that will call this address home.



Family Promise

Beverly, Massachusetts



Non Profit

Services:

Architecture
Code Review
Pro-Bono

Family Promise North Shore Boston is a nonprofit interfaith hospitality network that provides temporary shelter, meals, hospitality, and case management for families experiencing homelessness on the North Shore of Massachusetts. Siemasko + Verbridge helped this local chapter convert a vacant Rantoul Street shop into their new flagship day center. The project included the creation of offices for the director and assistant, two fully accessible bathrooms, kitchenette, laundry and daytime living spaces for the families.



Family Promise

Siemasko + Verbridge Office

126 Dodge Street

Beverly, Massachusetts



Commercial

Services:

Architecture

Interior Design

Landscape Design

The S+V office is a prime example of the Queen Anne Victorian style, and has been a fixture on Dodge Street since the late 19th century. However, when Thad purchased the building, this architectural gem was in need of a makeover. With a clever yet thoughtful design, he was able to reconfigure the interior to suit the needs of a modern architectural practice, while maintaining and enhancing the original character of the building. Today the S+V office represents a success story of how to bring out the best of both functional design and historic preservation.



Siemasko + Verbridge Office

