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/

2019 CPA PROJECT FUNDING APPLICATION  
Project Description Form  
Application and supporting materials must be submitted by Thursday January 10, 2019 at Noon

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Project Title: The Cabot Lobby Restoration and Renovation  
Project Location/Address: The Cabot Performing Arts Center, 286 Cabot Street, Beverly, MA 01915  
Date: January 10, 2020

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<th>Name of Applicant:</th>
<th>The Cabot Performing Arts Center</th>
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<tr>
<td>Organization:</td>
<td>The Cabot Performing Arts Center</td>
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<tr>
<td>Contact Person:</td>
<td>Rachel Hertzberg</td>
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<tr>
<td>Mailing Address:</td>
<td>286 Cabot Street, Beverly, MA 01915</td>
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<tr>
<td>Telephone #:</td>
<td>612-770-0849</td>
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<tr>
<td>Fax#:</td>
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<tr>
<td>Email Address:</td>
<td><a href="mailto:rachel@thecabot.org">rachel@thecabot.org</a></td>
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<td>Name of Owner:</td>
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- CPA Funding Requested: $490,000  
  Total Project Cost: $1,555,000  
  $875,000.00 Correction by DD

- 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

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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 the community preservation 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 preservation 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 & Letters of Support:** Please attach commitment letters from funding partners, including in-kind service providers. Please attach letters of support to document clear endorsement by community members, groups, organizations, municipal boards, committees, commissions and departments, etc. **If the applicant is not the owner of the project asset or location, it is important to attach a written and signed confirmation from the owner and ultimate responsible party that will carry out and manage the project.**

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 the organization’s/owners or responsible party’s profile and project history. Explain the organization’s/owner’s or responsible party’s 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. Supporting documentation that substantiates costs (i.e. estimates, quotes, letters of intent estimating value or in-kind services etc...) must be attached.

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: 1/6/2020

Owner’s Signature: ___________________________ Date: ___________________________

(If Different From Applicant)

 Project Title: **The Cabot Lobby Restoration and Renovation**

Project Location/Address: **The Cabot Performing Arts Center, 266 Cabot Street, Beverly, MA 01915**
Project Narrative

A. Project Description

Over the course of 2020, The Cabot Performing Arts Center plans to fully renovate its street-level lobby, including: the installation of a new ticket counter, entryway doors, bar and concessions counter, and a LULA elevator. These upgrades to the lobby will improve the overall accessibility of the space, which is currently unsuited to accommodate large crowds and not entirely ADA compliant. Significant historic renovation is also planned. The Cabot seeks funding from the Beverly CPC to restore the lobby’s high vaulted ceilings and original rose window, recapturing the grandeur of the original entryway. Large sections of the rose window need to be entirely rebuilt, and the glazing needs to be reset. Water damage accumulated over the last century needs to be repaired, but the existing plasterwork can be salvaged.

The Cabot is housed in a century-old neoclassical theater, built in 1920 during the height of silent cinema and vaudeville. During its building’s storied history, it has served as a movie palace at the center of community life in Beverly and later as the home to Le Grand David and his Spectacular Magic Company. In 2014, a group of Beverly business leaders bought The Cabot Theater and began extensive restoration to make the building safer and more comfortable for the public. The rich history of the theater is part of its charm, and care has been taken to preserve historical integrity of the renovations whenever possible.

The Cabot has undergone an amazing transformation in the past five years, welcoming nearly 90,000 patrons in 2019. There is still much work to be done, however. Currently, patrons enter the theater lobby and are greeted by a space that is cramped and aesthetically uninviting. At large events, the doors that divide the lobby create bottlenecks, which in turn prohibit access to the concessions counter and bar. Moreover, the space lacks the historical aesthetic that makes the interior theater such a delight to behold. The Cabot’s lobby urgently needs restoration in order to uncover the beautiful architectural details that make it an emblematic and rare example of a 1920s-era movie palace, from the resplendent rose window to the grand arched ceilings. The upgrades to the lobby will ensure an inviting, welcoming, and transcendent experience from the moment patrons enter the doors. In Beverly’s collective imagination, The Cabot is deeply entrenched as a place of magic and escape. The proposed lobby project is both a return to the glamour of the past and an ambitious promise to future generations.

By constantly expanding and improving, The Cabot continues to play a part in Beverly’s economic vitality; the theater draws people to downtown Beverly’s shops, restaurants, and bars, as well as attracting tourists from all over the region. We offer diverse, high-quality live music, comedy, and films 350 nights a year, aiming to serve as a regional capital of arts and culture. In addition to our devoted local supporters, patrons frequently travel from across Massachusetts, New Hampshire, Maine, and beyond to see acts at The Cabot. Nearly 16% of ticket sales at The Cabot come from zip codes more than 50 miles away from the theater. Between July 2018 and October 2019, this amounted to 10,050 people traveling to Beverly from across the United States and Canada, drawn by programming at The Cabot. Increasingly, out-of-town patrons have inquired about local accommodations, a growing need that helped lead to the opening in 2019 of The Cabot Lodge, a new micro hotel in downtown Beverly. Arts patrons invest not only in The Cabot, but also in the general commerce of the City of Beverly and the local region.
Aside from its robust programming, The Cabot’s reputation as one of the few remaining vaudeville-era theaters in our country attracts history and art-lovers alike to enjoy its storied architecture and design. People have visited from as far as California and other Western states just to experience the theater’s history. And as a highly visible entryway into the Beverly Arts District, The Cabot is uniquely poised to feature public art that draws more arts enthusiasts every year. With artists and films from across the world on our stage, murals on our exterior walls, art displays in the pavilion lobby, a fully restored street level lobby and entrance, and a new elevator, The Cabot figures prominently in making the North Shore of Massachusetts a desirable place to visit and come back to time and again.

It is an established fact that the arts have found a home in Beverly, with a resurgence in recent years that is due in part to the new energy and resources that members of the community and local businesses have poured into The Cabot. What has become evident is the symbiotic nature of The Cabot's relationship with the community: we need each other in order to enjoy a sustained future.

Fortunately, our community is drenched with enthusiasm for the arts, demonstrated by a spectrum of interconnected local organizations and projects. Some of these include Beverly Main Streets, whose goal is to make downtown Beverly a “regional center for arts and culture;” the Beverly Arts District, which has been officially recognized by the state as a cultural district; and Montserrat College of Art, which thrives as an economic and cultural driver in the community.

For this renaissance to be sustainable, it requires a powerful, stable, and accessible magnet for arts and entertainment enthusiasts. The Cabot possesses the capacity to attract thousands of passionate arts patrons into Beverly every week throughout the entire year. Proper stewardship of this 100-year-old facility demands that care is taken to restore the historic aesthetic of The Cabot while also enhancing its functionality for the 21st century. A renovation of the lobby, with the restoration of the 1920s-era high vaulted ceiling and original rose window, along with the installation of a new ticket counter, bar and concessions area, offers The Cabot great potential to build on its status as a regional gathering place for the arts in downtown Beverly.

B. CPA Eligibility, Community Preservation Need

**General Eligibility Criteria:** The Cabot’s lobby project will have clear benefits for its neighbors in residential and business areas, relevant to points 6 and 8. Since its opening, The Cabot has enjoyed symbiotic relationships with nearby restaurants and other establishments. Theater patrons frequently spend time in downtown Beverly before or after shows, frequenting other businesses, and making downtown a more lively and populated area. A beautiful and inviting lobby area would further increase foot traffic, drawing in visitors and locals alike. Moreover, it would encourage more businesses and nonprofits to rent The Cabot for functions, bolstering the theater’s ability to be a community resource. The economic and social impact of The Cabot can only be described as a public benefit. Moreover, The Cabot is an important institution in the Beverly Arts District; improvements to The Cabot reinforce Beverly’s essential character as a center for artists and art-lovers on the North Shore.
Additionally, the project meets criteria 4 and 9; The Cabot has repeatedly demonstrated an ability to carry out projects of this scale on time and within budget, and we have significant support from our community to undertake the renovations. To date, The Cabot has raised $4.3 million in gifts and pledges towards our $6.8 million, three-year capital campaign, the goal of which is to raise the money needed to renovate the theater by its 100th birthday in 2020 (see thecabot.org/about/the-renovations).

To support these capital advances, The Cabot's ticket sales have increased from $157K in its first year to over $3 million in 2019. Our major giving, rental, sponsorship, and membership programs continue to grow, indicating the community’s overall desire to actively support the arts in downtown Beverly. Between FY16 and FY19, sponsorship revenue has increased nearly sevenfold, while rental revenue has more than quadrupled. In 2017 Cabot launched its membership program, The Cabot Club, which now serves over 600 music and arts-lovers across the North Shore. The revenue from these sources is directed to operating needs, rather than the capital campaign. The Cabot is committed to responsible growth through the diversification of revenue streams in order to ensure financial sustainability.

In December 2018 and again in October 2019, The Cabot hosted events that grossed slightly over $1 million in gifts and pledges toward the capital campaign, which helped with renovations to the balcony section, raised a portion of the funds needed for lobby renovations, and secured $250,000 in matching dollars for the elevator project. Both events helped to create further excitement around the future of The Cabot.

At this time, The Cabot turns to the City of Beverly to maintain fundraising momentum. The Cabot’s board of directors and other supporters have been integral in raising the first $4.3 million towards our $6.8 million capital campaign. But as with many campaigns, the final leg is the hardest. Our donor base has been generous, but their giving is not without limit. The CPC has the unique opportunity to serve as a catalyst to spark our final phase and inspire new and additional giving geared toward our need for a more accessible, practical, and integrated Cabot experience which starts at the theater’s front doors.

In addition, please refer to the attached letters of support from various community members. Leaders in the spheres of business, nonprofits, education, and government all see the value of a strong center for performing arts in Beverly. That The Cabot boosts our local economy, as well as in creates a more cohesive and healthy community, is inarguable.

**Historic Preservation Criteria:** This project fulfills several of the category-specific criteria for Historic Preservation; The Cabot was determined, in 2014 by the BHDC, to be historically significant (see the attached report). The proposed lobby project would both restore the building’s historic character, through the renovation of the arched ceilings and rose window, and rehabilitate the function of the building by improving the experience of the theater’s patrons. As stated earlier, The Cabot is indeed a rare resource, one of only 250 vaudeville-era movie palaces remaining in the country.

**DOR’s Allowable Uses Chart:** Finally, the lobby project complies with the DOR’s Allowable Uses Chart as a Rehabilitation and Restoration project for historic resources. As explained above, The Cabot is a building determined to be historically significant, and the project will make the building more functional,
bring the building to compliance with the ADA, and will be restored in compliance with the Secretary of the Interior’s Standards & Guidelines for the Treatment of Historic Properties.

C. Project Partnerships & Letters of Support

See attached.

D. Feasibility

There are no additional approvals needed to begin this project, nor restrictions besides obtaining a building permit. Besides that, we would welcome any form of review that the CPC may require or recommend, such as site visits from the HDC or other entities.

E. Applicant/Organization Background

The Cabot has been conducting a $6.8 million capital campaign that began in 2017 and is scheduled to end in 2020. This campaign has raised funds for renovations on an expansive scale, including a replacement of all of the theater’s balcony seats, replacement of its antiquated and unsafe HVAC system, and a full upgrade of the sound and lighting system. These previous capital improvement projects have been carried out on schedule and within budget.

Since reopening as a nonprofit, The Cabot has demonstrated fiscal responsibility throughout the funding of major capital projects. During 2014 and 2015 our devoted board of directors led the way on The Cabot’s “Buy a Seat” campaign that resulted in the complete replacement of seating in the orchestra section of the theater. In 2017, our storefront space was renovated and repurposed as a state-of-the-art bar called Streetside, which offers a comfortable and modern gathering spot for sponsors, community events and specialized programming. In 2017–18, the HVAC system was completely upgraded, finally ensuring the comfort of patrons even during the coldest New England winters and the most humid summers.

Due to a second successful “Buy a Balcony Seat” campaign and contributions from other generous donors, the entire balcony seating was replaced in early 2019 and other second floor improvements were made, including new lighting and sound.

We are operating in a profoundly difficult moment for non-profit performing arts centers in Greater Boston. With the rise of streaming and on-demand content, our organization has had to get very creative with film programming. Improving our building is one way to combat these challenges; we recognize that our patrons now have the option to watch any movie or TV show from the comfort of their living rooms, and we want to offer a luxurious and welcoming experience—both in terms of venue and customer service—that can compete with that.

We are also seeing greatly increased pressure on margins on the concert side of our organization, as the growing number of for-profit and City owned municipal venues in our area can pay unprecedented performance fees to artists in order to attract talent, anywhere from 30–50% higher than we were paying
even three years ago. We are forced to pay a premium for talent due to our 20 mile radius of Boston, but cannot command the higher prices that people will pay to see a show in town. In addition, because we are a smaller theater with only 850 seats, we simply cannot sell as many tickets as a larger venue, compressing our margins even further. Our profit margins have fallen from about 15% on a sold-out concert to closer to 10%, which adds up quickly over a year of 100+ live concerts.

F. Maintenance & Long Term Preservation

Because of the fragile nature of the historic architecture, it is possible that future maintenance will be required. One possible issue would be water damage; previous deterioration of the plaster on the vaulted ceiling was due to water infiltration through compromised roofing above. The roofing has since been replaced and the Cabot is committed to maintaining the integrity of the building envelope from water infiltration.

Any necessary upkeep of the lobby will be implemented through the same system as all of The Cabot’s maintenance projects. The Facilities Committee is charged with the task of ongoing assessments, meeting monthly and providing, at minimum, an annual review to the full board. At their monthly meetings, the committee reviews capital maintenance needs and priorities based on an established hierarchy: 1) safety; 2) comfort (including lighting, seats, room temperature, accessibility and more); 3) programming; and 4) aesthetics, especially in the context of historic preservation. These are presented by order of importance, although at any given time they are each being addressed as circumstances warrant. Safety is paramount, and measures have been taken to ensure that The Cabot presents a safe environment for all of its visitors and staff.

Annually the Director of Facilities and Maintenance Manager conduct a survey of the facility and site to identify needs and update the 5 year Facility plan. Then, working with a local architectural firm and construction manager (SV Design and Tiro Construction) who both have experience working on the building, estimates are provided to the Board Facilities Committee for review and prioritization of projects. Smaller capital maintenance projects are sometimes identified for funding in the operating budget. This remaining list is then reviewed and approved by the Board of Directors, which then authorizes the Director of Development to lead development efforts to raise capital funds for these projects.

G. Maps & Visual Materials

See attached
December 24, 2019

Marilyn McCrorry, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

This letter is written to confirm SV Design’s role in the 2020 Lobby Renovation and Restoration Project at The Cabot Performing Arts Center. As the project’s architects and interior designers, we will lead the project team through a design process that has consistently produced quality results on similar projects in the past. This process initially involves working with The Cabot to ask the right questions, listen to their answers and respond to their needs accordingly. We will produce detailed working drawings for permitting and construction and contract administer the project construction to completion. This normally involves fielding questions from the General Contractor and frequent visits to the site to ensure work is performed in general conformance with the construction documents and the applicable building codes.

Specific to the restoration work, SV Design professionals will provide expertise in historic architecture in order to preserve The Cabot’s rose window and arched ceilings as accurately as possible. This process includes uncovering the existing architectural fabric for investigation to evaluate the condition of remaining elements. The good news is that most of the fabric is already there and simply needs restoration as opposed to replacement. We will use this new information along with the building’s original 1920 blueprints produced by Boston based firm Funk & Wilcox Architects in order to develop a restoration plan in general accordance with the Secretary of the Interior’s Standards & Guidelines for the Treatment of Historic Properties. That said, there will be no actual filing of the project or its details to the Massachusetts Historic Commission for any sort of approval or review.

SV Design has worked on a pro bono basis with The Cabot and its team of staff and volunteers since 2014 on the multi-phase rehabilitation of the theater. Since this time, the firm has donated over $140,000 of in kind services. Note also that I am vice-chair of the Cabot Board of Directors. We have done so because this work aligns with our company’s core values. We believe that good design has the ability to transform lives and that this 2020 Lobby Renovation and Restoration Project will contribute greatly to the transformation of the theater. The Cabot elevates the cultural landscape of Beverly and the North Shore region. In this context, we are excited to volunteer and partner with The Cabot. We request that the proposal be approved for funding so that we can work to ensure the project’s overall success.

Best,
SV Design

Thaddeus S Siemasko, AIA
Principal
Marilyn McCrory, Chair  
Beverly Community Preservation Committee  
191 Cabot Street  
Beverly, MA 01915

Dear Ms. McCrory,

Tiro Design & Construction LLC (TDC) confirms its commitment to The Cabot Performing Arts Center’s lobby renovation and restoration project. As the project’s General Contractor, we commit to providing the necessary general contracting and construction management services for the entire project. These services may include, but are not limited to, estimating, permitting, negotiating and hiring subcontractors, procuring materials, supervising construction, and managing the schedule and budget.

TDC holds and maintains a Construction Supervisors License in Massachusetts and adheres to all applicable local and State Building Codes as stipulated by the project Architect and Engineers. TDC follows best industry practices for construction and safety, as well as OSHA regulations. TDC is also keenly aware of the unique schedule and time restraints when doing work at The Cabot, having successfully managed the renovation of the balcony on a “fast track” schedule during the month of January 2019.

We are convinced that by working with The Cabot on this project, we will enter into a mutually beneficial arrangement that will additionally elevate the cultural landscape of Beverly and the North Shore region. In this context, we are excited to partner with The Cabot, and if the proposal is approved for funding, we will work to ensure the project’s overall success.

Sincerely,

Sandra Cook
Owner/CM
December 11, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915-5849

Dear Ms. McCrory,

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center for the arts and culture in downtown Beverly. Simply having this kind of cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that our community rescued this theater and turned it into the high-quality venue that it is today.

On a day-to-day basis, residents of Beverly, the North Shore, and beyond, are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals. I strongly support the proposed upgrades to The Cabot’s lobby, as they will make the patron experience even better, while also elevating the beauty and elegance of this historic theater.

Sincerely,

[Signature]

Paul M. Guanci, Council President
& Councilor-at-Large
December 25, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory,

In the five years since The Cabot Theater re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center of the arts and culture in downtown Beverly. Simply having this cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that our community rescued this theater and turned it into the high-quality venue that it is today.

The Cabot Lodge benefits from the people that come from out of town to see shows at the theater. We can see an increase in tourism and spending in correlation to the success of the theater. The Cabot helps make Beverly a prime destination in the North Shore.

On a day-to-day basis, residents of Beverly and the rest of the North Shore are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals. I strongly support the proposed upgrades to The Cabot’s lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater.

Sincerely,

Annie Brown Coe
Owner and Head of House, The Cabot Lodge
December 12, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory,

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center of the arts and culture in downtown Beverly. Simply having this kind of cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that our community rescued this theater and turned it into the high-quality venue that it is today.

On a day-to-day basis, residents of Beverly and the rest of the North Shore are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals. I strongly support the proposed upgrades to The Cabot’s lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater.

Sincerely,

[Signature]

John Andrews
Owner, Creative Collective
December 18, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory,

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. A revitalization has taken place, where arts and creativity are a vital part of the economic growth and prosperity in Beverly. As a resident of Beverly and the CEO of the Essex County Community Foundation that funds The Cabot’s mission and impact, I’ve seen this revitalization first-hand. Numerous new businesses have opened, and the area in general has become more vibrant. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center of the arts and culture in downtown Beverly. Simply having this kind of cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that our community rescued this theater and turned it into the high-quality venue that it is today.

On a day-to-day basis, residents of Beverly and the rest of the North Shore are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals to author readings and community engagement discussions.

Please accept this letter as strong support of the proposed upgrades to The Cabot’s lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater for all admire and enjoy. An investment is The Cabot is an investment in arts, culture and creativity.

Sincerely,

Beth Francis
President and CEO
Essex County Community Foundation
December 12, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory,

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center of the arts and culture in downtown Beverly. Simply having this kind of cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that our community rescued this theater and turned it into the high-quality venue that it is today.

On a day-to-day basis, residents of Beverly and the rest of the North Shore are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals. I strongly support the proposed upgrades to The Cabot’s lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater.

Sincerely,

M. Scott Knox
Executive Director, Root

Root NS, Shetland Park, 35 Congress Street Suite 2350 ~ Salem, MA 01970
December 12, 2019

Marilyn McCrory, Chair  
Beverly Community Preservation Committee  
191 Cabot Street  
Beverly, MA 01915

Dear Ms. McCrory,

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center of the arts and culture in downtown Beverly, having an adjacent arts college in Montserrat College of Art. Simply having this kind of cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that we participated in a broad community effort to rescue this important theater and turn-around it into the high-quality venue that it is today. We commend all those involved in making the Cabot a day-to-day success.

The residents of Beverly, particularly those living in our apartment communities on Rantoul Street, as well as the rest of the North Shore, are all able to enjoy music, theater, and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts, to Broadway musicals, to relevant concerts that I take my family to.

We strongly support the proposed upgrades to The Cabot lobby because they will make the patron experience even better, continue to upgrade and restore what the theater was in its heyday, all while elevating the beauty and elegance of the magnificent historic theater.

Sincerely,

Chris Koeplin  
President, Beverly Crossing
December 16, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory,

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Not only do shows at The Cabot attract patrons to nearby businesses, but The Cabot acts as a center of the arts and culture in downtown Beverly. Simply having this kind of cultural anchor reinforces a sense of identity and attachment to the community. We are all able to take pride in the fact that our community rescued this theater and turned it into the high-quality venue that it is today.

On a day-to-day basis, residents of Beverly and the rest of the North Shore are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals. I strongly support the proposed upgrades to The Cabot’s lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater.

Sincerely,

Dr. Kurt T. Steinberg
President, Montserrat College
December 17, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory,

Pathways for Children, Inc. is located next door to The Cabot in downtown Beverly. I was born and raised in Beverly and enjoyed performances of Le Grande David in the 60’s and 70’s. The theater seemed beautiful and larger than life back then. As a resident, and President and CEO of a neighboring organization, I was thrilled five years ago when The Cabot re-opened its doors. There has not only been a profound change in the character of downtown Beverly, but the owners and staff have graciously extended many opportunities for our Head Start children and families to experience the thrill of live theater productions, at no cost. I can attest to the fact that few, if any, would be able to take advantage of such a wonderful experience without that generosity. The downtown is coming back to life with new restaurants, small businesses, the arts being celebrated in different formats, and there is a renewed sense of pride in the area. I believe much of this is owed to having such an original treasure as The Cabot so beautifully renovated, featuring wonderful performances for all interests. The Cabot represents the center of the arts and culture in downtown Beverly. We are all able to take pride in the fact that, spurred on by the original investors and through on-going support, our community rescued this theater and turned it into the high-quality venue that it is today.

I strongly support the proposed upgrades to The Cabot’s lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater. The phased approach taken by The Cabot not only speaks to its fiduciary responsibility, it also enables members to contribute in their own ways to support efforts spearheaded by critical groups such as the Beverly Community Preservation Committee. Your support for this project will enrich the experience of Beverly residents and the rest of the North Shore and beyond, as they enjoy music and film with their families and friends. From children’s concerts to Broadway musicals, the programming at The Cabot inspires and enriches us.

Sincerely,

Sue Todd
President and CEO
December 11, 2019

Marilyn McCrory, Chair
Beverly Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Dear Ms. McCrory:

In the five years since The Cabot re-opened its doors, there has been a profound change in the character of downtown Beverly. Numerous new businesses have opened, and the area in general has become more lively. Shows at The Cabot attract patrons to nearby businesses, including the new Cabot Lodge microhotel, and The Cabot acts as an anchor in the Beverly Arts District. We are all able to take pride in the fact that our community rescued this theater and turned it into the musical and performance venue that it is today.

On a day-to-day basis, residents of Beverly and the rest of the North Shore are able to enjoy music and film with their families and friends. The programming at The Cabot inspires and enriches us, from children’s concerts to Broadway musicals. I strongly support the proposed upgrades to The Cabot's lobby because they will make the patron experience even better, while also elevating the beauty and elegance of the historic theater.

Sincerely,

Gin Wallace
Executive Director
Beverly Main Streets
248 Cabot Street
Beverly, MA 01915
8 January 2020

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

Marilyn McCrory & Committee Members,

I am writing in support of The Cabot’s application for Community Preservation Act funding to restore the existing architectural features in their main Lobby. To the residents of Beverly and surrounding communities in the North Shore, the Cabot is more than a performance venue, it is a landmark, an icon, an inspiration and a treasure. It is for those who do not seek out history one of the grandest and most spectacular pieces of architecture they may come across, perhaps first lured by a concert and then awed by the power of the building’s interior upon entering the main hall.

The proposed project will meet the requirements outlined by the Secretary of the Interior, but what that means is that the Lobby’s architectural fabric will be restored to its original grandeur and visible for the first time since it was covered up in the 1960s. The stunning impression of the domed ceiling high above, the arch of the proscenium at the stage, the rising balcony with a sea of seats; the same sublime effect was meant to be experienced immediately upon entry into the building courtesy of the barrel vaulted ceiling and rose window. The power of the building is its ability to transport us to a magical place away from whatever troubles of day may be affecting us. The space has the unique ability to provide a sense of wonder and imagination in children and adults alike.

While many thousands of Vaudeville theaters and movie palaces were demolished, Beverly is lucky to have the Cabot not only standing, but striving to be more than a theater; a community asset. In addition to the concerts and movies that it is known for, The Cabot has also hosted fundraisers for many other nonprofit organizations and as a W2CA member has generously hosted our monthly meetings on occasion.

I humbly request that the CPC fund this project in its entirety so that this architectural gem can shine again for the first time in 60 years.

Sincerely,

[Signature]

Stefano J. Basso, AIA
President, W2CA
Lobby Bar Elevation: The grandeur of the Lobby will be restored with new wood and stone paneling to complement remaining architectural features and detailing, highlighting a new full-service bar.
Rose Window Elevation: The existing vaulted ceiling with its intricate plaster moldings and the rose window will be uncovered and restored.
### SOURCES OF FUNDING

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Current St</th>
<th>Percentage of total budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCC</td>
<td>100,000</td>
<td>Pending</td>
<td>6.06%</td>
</tr>
<tr>
<td>Community Preservation Act Fund</td>
<td>490,000</td>
<td>Pending</td>
<td>29.70%</td>
</tr>
<tr>
<td>Amelia Peabody</td>
<td>50,000</td>
<td>Pending</td>
<td>3.03%</td>
</tr>
<tr>
<td>Major Donors</td>
<td>880,000</td>
<td>Secured</td>
<td>53.33%</td>
</tr>
<tr>
<td>Sponsors</td>
<td>130,000</td>
<td>Secured</td>
<td>7.88%</td>
</tr>
<tr>
<td><strong>Total Capital Project Funding</strong></td>
<td><strong>1,650,000</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ITEMIZED PROJECT EXPENSES

1/5/2020

Note: “In-house estimates” sourced from Sandra Cook, Tiro Construction, with the assistance of Stefano Basso, SV Design

#### Roof and Fire Escape:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Description</th>
<th>Amount</th>
<th>Based on:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Escape Boardwalk Replacement</td>
<td>$ 55,000</td>
<td>Demo existing wood boardwalk and replace with composite or panelled system</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td>Low Roof Replacement</td>
<td>$ 40,000</td>
<td>Demo existing flat roof membrane/surface, repair rotted substrate, install new EPDM roof</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>$ 95,000</strong></td>
<td></td>
<td></td>
<td></td>
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</table>

#### Elevator Project:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Description</th>
<th>Amount</th>
<th>Based on:</th>
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<tbody>
<tr>
<td>Elevator Unit (LULA)</td>
<td>$ 110,000</td>
<td>Cost of elevator unit and installation</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td>Elevator Carpentry/Masonry/Shaft</td>
<td>$ 150,000</td>
<td>Frame out elevator shaft, openings, basement pit, head/house, related structural and masonry</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td>Relocate MEP and Install Elevator Power</td>
<td>$ 55,000</td>
<td>Relocate existing electrical, sprinkler, and plumbing in elevator shaft area, power to elevator</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td>Access from Lobby to Streetside Bar</td>
<td>$ 35,000</td>
<td>Opening from Lobby to Streetside, including finishes and painting at elevator shaft</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>$ 350,000</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Tunnel/Egress Project:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Description</th>
<th>Amount</th>
<th>Based on:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tunnel/Staircase/Entry Door/Storefront Door</td>
<td>$ 130,000</td>
<td>Basement tunnel, new rear stairway, rear entry door, and storefront connection doors</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td>Relocate/Rework MEP</td>
<td>$ 25,000</td>
<td>Relocate existing plumbing and mechanicals at tunnel and stair</td>
<td></td>
<td>In-house estimate</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>$ 155,000</strong></td>
<td></td>
<td></td>
<td></td>
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#### Lobby Renovation Project: requested CPA funding

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Description</th>
<th>Amount</th>
<th>Based on:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restoration of Lobby Arch/Ceilings/Rose</td>
<td>$ 225,000</td>
<td>Restore outer lobby plaster arch, rose window, inner lobby ceilings</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>(historic rehab)</td>
<td></td>
<td>Demo paneling and either rewire plaster or install new wall finishes</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>MEP Systems (Rough and Finish)</td>
<td>$ 50,000</td>
<td>Demo old and install electric, plumbing and HVAC in lobby area</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>Concession Equipment</td>
<td>$ 12,000</td>
<td>Concession equipment cost with installation</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>Box Office and Concession</td>
<td>$ 70,000</td>
<td>Custom built casework, concession, half walls, equipment cabinetry, countertops</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>Decorative Lighting Lobby</td>
<td>$ 10,000</td>
<td>Restore chandelier and add misc lighting</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>Auditorium Doors to Lobby</td>
<td>$ 15,000</td>
<td>New doors to separate lobby from concert hall</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>Lobby Carpet, Bar Flooring, Walk-Off Mat</td>
<td>$ 25,000</td>
<td>Painting of lobby interior, staircases, touch-ups, misc finishing</td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td>Interior Painting</td>
<td>$ 20,000</td>
<td></td>
<td></td>
<td>Architect estimate</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>$ 492,000</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathroom Project:</td>
<td></td>
<td></td>
<td>In-house estimate</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>----------------------</td>
<td>----------------------------------------------</td>
<td>-------------------</td>
<td></td>
</tr>
<tr>
<td>Renovate Existing Toilet Rooms</td>
<td>$200,000</td>
<td>Modernize toilet rooms for access, function and efficiency. Add toilets to upper lobby</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sub-Total</td>
<td>$200,000</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Projects Sub-Total</td>
<td>$1,292,000</td>
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**Contingencies:**

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Design Contingency (10%)</td>
<td>$129,200</td>
</tr>
<tr>
<td>Construction Contingency (15%)</td>
<td>$193,800</td>
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<tr>
<td>Capital Campaign - fundraising expenses</td>
<td>$40,000</td>
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<tr>
<td>Other Sub-Total</td>
<td>$363,000</td>
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</table>

**Total Capital Project Expenses** $1,655,000
The Cabot Lobby Restoration and Renovation

<table>
<thead>
<tr>
<th>Project Schedule</th>
<th>Project Milestones</th>
<th>Projected Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preliminary demo work and historic plaster sampling</td>
<td>February 2020</td>
</tr>
<tr>
<td>Project Start</td>
<td>Historic plastering plan in place</td>
<td>April 2020</td>
</tr>
<tr>
<td>Project Milestone</td>
<td>Rehab stairway to access basement</td>
<td>May 2020</td>
</tr>
<tr>
<td>Project Milestone</td>
<td>Start lobby rehab</td>
<td>June 2020</td>
</tr>
<tr>
<td>50% Completion</td>
<td>Completion of lobby rehab</td>
<td>August 2020</td>
</tr>
<tr>
<td>Project Completion</td>
<td>Completion of elevator installation and inspection</td>
<td>January 2021</td>
</tr>
</tbody>
</table>
City of Beverly, Massachusetts

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

<table>
<thead>
<tr>
<th>Project Proponent:</th>
<th>Scott Houseman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Project:</td>
<td>Cabot Cinema Restoration</td>
</tr>
<tr>
<td>Historic Name of Property:</td>
<td>Ware Theatre</td>
</tr>
<tr>
<td>Address of Project:</td>
<td>286-290 Cabot Street</td>
</tr>
<tr>
<td>Year built:</td>
<td>ca. 1920</td>
</tr>
<tr>
<td>Source for year built:</td>
<td>Massachusetts Historical Commission</td>
</tr>
</tbody>
</table>

Please submit the following with this cover sheet:

☐ If listed, 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) 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)

☑ Photographs of the project property (no more than 5)

---

For Official Use Only:

Date received: 1/28/14

BHDC Meeting date: 2/1/14

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: 2/1/14

☐ The property is not historically significant. Meeting date: __________

Signed: William Finch, Chair

Date: 2/1/14

---

*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.*
Sketch Map

1. Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

N

Dane St. (Rt. 62)

286-290 Cabot St.

Judson St.

Recorded by M. Hepler


Date (month/day/year) 5/10/93

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
BUILDING FORM

ARCHITECTURAL DESCRIPTION □ see continuation sheet

This neo-classical building and the Laroom Theater (13 Wallis St., #138, 1912) are the only two theater buildings in downtown Beverly, both built during the decade 1910 to 1920. This, the larger and more elaborate of the pair, includes a row of shopfronts on Cabot Street next to the theater entrance. The two story front along Cabot is brick, painted white, though in weathered areas terra cotta color emerges. Because of a parapet, the theater entrance stands taller than the rest of the front and is the focus of decoration: a deteriorated metal cornice tops a wide swag–embellished frieze and pilasters with rosettes on capitals. Cast concrete panelled pilasters on the building's side frame brick panels. The theater's formerly elegant lobby has been altered, and enameled metal faces walls by the main doors. A moviehouse sign covers much of the entryway decoration.

Four shopfronts with segmental arched vaults over central recessed doorways and multipeded, though opaque, transoms are unusual on Cabot Street because as a group they are intact. On most buildings with a series of shopfronts, varied remodeling in different styles within a shopfront series has erased architectural continuity between shopfronts and between the shopfronts and upper floors. Lintels of vertically laid brick accent a central doorway to the upper floor, the shopfronts, and upper, regularly spaced 1/1 windows. Blocks of inlaid marble decorate the brick front; doorways are paved with tile. Behind the front rises a taller stucco-faced block housing the theater. Current occupants are the Beverly Evening News and the Cabot Cinema. The theater is also used for regular performances of a magic show.

HISTORICAL NARRATIVE

A boardinghouse stood on this site during the 1890s and early 1900s. Dr. Glover Ware and N. Harris Ware of Marblehead built this theater building, the Ware Theater, in 1920 at a cost of $250,000. It was designed by Funk and Wilcox, architects. The elaborately decorated interior hosted live shows during the 1920s. The lobby, as described by an article on the theater in Marquee magazine, was faced with pink seaponto marble with a gold-leaf embellished, vaulted ceiling. The auditorium, furnished with a forty-three foot dome, chandeliers, and a $50,000 pipe organ, was designed with curvilinear lines. The stage was thirty feet deep and high. A elaborate marquee hung over the entrance and a central ticket booth. During the late 1930s the theater was sold to E. M. Loew and became a movie house. In 1976 Loew was persuaded by theater enthusiasts to sell the building, after which time they restored the interior and stage rigging, and renovated dressing rooms. A fire escape was installed in 1985.

BIBLIOGRAPHY

City of Beverly. Building permits.
Marquee v8 no4 (1976)
Maps and atlases: 1891, 1907, 1919
Town directories.

□ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.
DEED

CABOT STREET THEATRE LLC, a Massachusetts limited liability company having an address of c/o John T. McLaughlin, Esq., 44 School Street, 9th Floor, Boston, MA 02108, for consideration of One Million Two Hundred Thousand and 00/100 ($1,200,000.00) paid, grants with Quitclaim Covenants to Cabot Performing Arts Center, Inc., with a mailing address of 286 Cabot Street, Beverly, MA 01915

the land with the buildings and any and all improvements thereon situated at 286 Cabot Street, Beverly, Essex County, Massachusetts, bounded and described as follows:

NORTHEASTERLY by Cabot Street, one hundred forty-five and 76/100 (145.76) feet:

NORTHERLY by land now or formerly of Cullivan by several lines as follows: forty-five (45) feet, eighty-seven and 29/100 (87.29) feet, and one hundred ten and 97/100 (110.97) feet;

NORTHWESTERLY by land now or formerly of Lane, forty-six and 50/100 (46.50) feet;

SOUTHERLY by land now or formerly of Goldberg and others, by several lines as follows: forty-five (45) feet, forty-eight (48) feet, and ninety-five (95) feet;

WESTERLY by land now or formerly of Smith et al, seventy-three and 34/100 (73.34) feet; and

SOUTHERLY by Judson Street, one hundred and 10/100 (110.10) feet.

Containing 19,550 square feet as shown on a plan entitled “Plan of land belonging to Ware Theatres, Inc., #286-#290 Cabot Street, Beverly, Massachusetts” dated December 1944, by Edgar G. Mitchell, C.E., recorded with Essex South Registry of Deeds as Plan No. 304 of 1944.
Said premises are conveyed subject to and with the benefit of any and all easements, restrictions, takings and agreements of record, if any, so far as now in force and applicable, and to real estate taxes not yet due and payable, which the grantee by acceptance and recording of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises described in deed to the grantor dated October 15, 2014, recorded with said Deeds in Book 33609, Page 217.

EXECUTED under seal this 10th day of December, 2015.

CABOT STREET THEATRE LLC

By: John T. McLaughlin
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. December 10th, 2015

On this 10th day of December, 2015, before me, the undersigned notary public, personally appeared John T. McLaughlin, of Cabot Street Theatre LLC, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public: Kimberly A. Kramer
My commission expires: Sept. 19, 2019
City of Beverly  
Community Preservation Committee  
Planning Department  
191 Cabot Street, City Hall  
Beverly, MA 01915  
Contact: Denis Deschamps, Economic Development Planner, Planning Department; Phone: 978-605-2356;  
Email: ddeschamps@beverlyma.gov

---

2019-20 CPA PROJECT FUNDING APPLICATION  
Project Schedule Form

- **Project Title:** The Cabot Lobby Restoration and Renovation  
- **Applicant Contact Information:** The Cabot Performing Arts Center, 286 Cabot Street, Beverly, MA 01915  
  Contact Person: Rachel Hertzberg, rachel@thecabot.org, 612-770-0849  
  Organization: The Cabot Performing Arts Center

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

<table>
<thead>
<tr>
<th>Project Start</th>
<th>Estimated Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Milestone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Completion</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Staff Contact: Denise Deschamps, Economic Development Planner, Planning Department
Email: ddeschamps@beverlyma.gov / Phone: 978-605-235
CPC Website: www.beverlyma.gov/boards-commissions/community-preservation-committee/

2019-20 CPA PROJECT FUNDING APPLICATION
Project Budget Form

- Project Title: The Cabot Lobby Restoration and Renovation
- Applicant Contact Information: The Cabot Performing Arts Center, 286 Cabot Street, Beverly, MA 01915
  Contact Person: Rachel Hartzberg, rachael@thecabot.org, 612-770-0849
  Organization: The Cabot Performing Arts Center

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Percentage of Total Budget</th>
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<tbody>
<tr>
<td>Community Preservation Act Fund</td>
<td>$275,000</td>
<td>16.7%</td>
</tr>
<tr>
<td>Mass Cultural Council - Pending</td>
<td>$100,000</td>
<td>6.1%</td>
</tr>
<tr>
<td>Amella Peabody - Pending</td>
<td>$50,000</td>
<td>3.0%</td>
</tr>
<tr>
<td>Major Donors</td>
<td>$880,000</td>
<td>53.3%</td>
</tr>
<tr>
<td>Sponsors</td>
<td>$130,000</td>
<td>7.9%</td>
</tr>
<tr>
<td>Major Donors - Expected</td>
<td>$215,000</td>
<td>13.0%</td>
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</tbody>
</table>

Total Project Funding $1,650,000 100%

ITEMIZED PROJECT EXPENSES

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
<th>To Be Funded by CPA? Y/N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restoration of Lobby Arch/Ceilings/Floors Window</td>
<td>$225,000</td>
<td>Yes</td>
</tr>
<tr>
<td>Restoration of Lobby Walls and Floors</td>
<td>$50,000</td>
<td>Yes</td>
</tr>
<tr>
<td>MEP Systems (Rough and Finish)</td>
<td>$65,000</td>
<td></td>
</tr>
<tr>
<td>Concession Equipment</td>
<td>$12,000</td>
<td></td>
</tr>
<tr>
<td>Box Office and Concession</td>
<td>$70,000</td>
<td></td>
</tr>
<tr>
<td>Decorative Lighting Lobby</td>
<td>$10,000</td>
<td></td>
</tr>
</tbody>
</table>

Total Project Expenses $ (continued on next page)

*If the project is a community housing project, please submit a development budget and a sources and uses budget. Also, homeownership 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.*