



Mass Cultural Council - Cultural Facilities Fund - Capital 2019  
Jones River Landing Environmental Heritage Center  
Application #CFF-C-0148

Primary Contact: Ms. Pine duBois  
Phone: (781) 585-2322  
Email: pine@jonesriver.org

Document Generated: Friday, January 11th 2019, 4:52 pm

## Applicant Profile

<b>Applicant Type</b>	Organization
<b>Legal Name</b>	Jones River Landing Environmental Heritage Center
<b>Date of 501(c)3 incorporation</b>	06/30/2003
<b>Address1</b>	55 Landing Rd Kingston, Massachusetts 02364 UNITED STATES
<b>Telephone</b>	(781) 585-2322
<b>Fax</b>	(781) 585-2322
<b>Primary Contact</b>	Ms. Pine duBois President & Executive Director Phone: (781) 585-2322 Email: pine@jonesriver.org
<b>Applicant Status</b>	Organization - Non-Profit
<b>Applicant Institution</b>	None of the above
<b>Applicant Discipline</b>	Interdisciplinary
<b>Grantee Race</b>	White
<b>FEIN / TAX ID</b>	04-3765665
<b>DUNS Number</b>	602392214
<b>Web Address</b>	<a href="http://www.jonesriver.org">http://www.jonesriver.org</a>



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## Project Overview

**Executive Director Name:**

Pine duBois

**Title:**

President & Exec. Dir.

**Email:**

pine@jonesriver.org

**Telephone:**

781-424-0353

**How many years has this Executive Director (or equivalent) been serving?**

15

**Organization's web address:**

www.jonesriver.org

**Organization type:**

501c3 Cultural Organization

**Name of Subject Facility**

Jones River Landing Environmental Heritage Center

**Street Address of Subject Facility**

55 Landing Rd.

**City of Subject Facility**

Kingston

**State of Subject Facility**

MA

**Zip of Subject Facility**

02364

**Date incorporated as a 501(c)3**

6/27/2003

**If you selected 'Municipality' above, please indicate the square footage of your facility:**

**And, if you selected 'Municipality' please also indicate the percentage of the building that is dedicated to arts and cultural purposes:**

**And, if you selected "Municipality", please indicate the age of your building:**

**Has your organization ever applied to the Cultural Facilities Fund?**

Yes



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**Has your organization previously received a Cultural Facilities Fund grant?**

No

**If 'yes', has your organization fully drawn down the grant funds?**

**Grant request:**

\$200,000.

**Total project cost:**

\$625,000.

**Project type:**

Acquisition

Renovation/Repair

**Indicate the approximate stage your project is in:**

Advanced planning stages

**In a couple of sentences, provide a summary of your project. This language may be edited for use in contracts and to notify the Legislature.**

Jones River Landing will restore the adjacent 1780's dwelling to advance education, research and care of the natural resources and maritime traditions that shaped the commerce, innovation and success of the Commonwealth as we adapt to climate change.



## Organization Information

**Total operating expenses for your organization's most recently completed fiscal year:**  
\$138,936.18

**Number of full-time equivalents (FTEs) employed at your organization:**  
0.5

**Provide a brief summary of the organization, its programs, and services.**

The work of Jones River Landing Environmental Heritage Center is to promote and enable ecology, recreation and boatbuilding as a way to reconnect contemporary Massachusetts to its coastal environment. We cultivate stewardship of this environment through a range of volunteer and educational opportunities and community gatherings.

Jones River Landing provides programs and facilities to the general public to promote and advance sustainability of vital natural resources in the Jones River and Cape Cod Bay while developing programs to sustain stewardship of those resources. The Landing provides meeting space for the on-going work of its parent organization to improve riverine conditions for high value aquatic species, seminars and programs to advance understanding and action, gatherings for community building and fundraising, and wooden boatbuilding to sustain the maritime traditions and skills that is the foundation of our regional identity and economic growth.

The Landing provides access to the Jones River estuary for boating, kayaking and fishing, as well as access for science and monitoring. The Landing is the headquarters for the Jones River Watershed Association, which works closely with state and federal agencies as well as its non-profit regional partners to improve conditions and population growth for native and migrating essential fish species. We participate in annual fish counts and have a long-standing program to monitor and improve water quality in the river and bay.

The Landing has hosted weekly meetings of Mass Bay Maritime Artisans for the past 13 years to restore old wooden boats as well as build boats that were once essential for work and recreation in our local waters. Jones River Landing is the oldest continuously operated boat yard in the country, well established by the early 1700's. The river provided the energy for the industries that enabled growth in the region, including sawmills, millers, iron works, rivets, nails, and clothing with important inventions, some in use today. This development left residual damage to the river that includes impairments to water quality, obstacles to fish migration, and diminished flow and habitat discontinuity.

The Landing provides a proving ground to discuss hot topics such as dam removal, sea level rise, the closure of Pilgrim power station as well as important issues to support renewable energy, recycling and clean up of waste on our streets and homes. The Landing has hosted educational programs during summer months for children as well as engaged high school and college interns working on environmental projects or maintenance of boats and facilities.

Through providing programs to discuss these issues, and how everything is connected, the Jones River team strives to provide understanding and experience that will help restore essential environmental resources, while continuing our age-old traditions where the land meets the sea. Fish counters, boat builders, students, and members work hard to share information that will enable our communities to successfully cope with our changing environment while promoting positive and innovative strategies that will enable future success.

**List any planning, capital, or preservation grants received for this facility from the Commonwealth of Massachusetts within the past 10 years.**



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Conservation Partnership Grant from EEA for the acquisition of the Holmes/Watson Boatsheds at 35 Landing Road in 2008 of \$60,000. In addition, Community Preservation Act funded a total of \$115,250 in 2009 and 2011 for the acquisition and restoration of the two boatsheds. This partnership led to a Conservation Restriction as well as a Historic Preservation Restriction on that property, 500 feet upstream of the Landing's primary site. Landing boats are stored within these historic boatsheds.

**Briefly interpret your organization's recent financial history and ability to undertake this project. If your audits are not up to date, please explain the circumstances:**

Jones River Landing has been successful working with the Town of Kingston to preserve the riverine and natural environment as well as local sites important to the Town's maritime history. In 2018, Town Meeting voted to support the Landing's purchase of "The Drew Heritage House" by contributing \$125,000 of CPC funds to initiate the acquisition. In December 2018, the Landing secured this purchase after executing a Grant Agreement with the Town for a Historic Preservation and Pedestrian Access Easement on the property. In 2009 and 2011 the Town also contributed to the acquisition and renovation of nearby Holmes/Watson boatbuilding properties on the riverbank.

Jones River Landing bought its primary site in 2003, and discharged the \$475,000 Mortgage in 2006. During the intervening years, the Landing Team cleaned the site of contaminants, rebuilt the 1895 Shiverick Boatshed and established with the help of town discretionary funds.

Through the efforts of its parent organization for more than thirty years, the leadership team at the Landing has worked with the town to protect the natural resources in Kingston, including over 300 acres along more than 3 miles of the river, through land acquisition projects, private relationships and fundraising, and state grants. We cultivate partnerships, practice vigilance, and advocate relentlessly when opportunities arise to make improvements to the natural foundation of the Kingston and regional community. Each of these nine properties--in addition to five of our own--required fundraising and public support.

JRWA and the Landing were instrumental in winning support for the upgrade to town sewer in the estuary, and contributed our land resources to improvements to the quality of stormwater discharges. During work to remove obstacles to fish passage we have raised nearly two million dollars of state, federal and private capital to open the river to fish passage, and improve water quality with privately funded stormwater system upgrades. Jones River water quality has significantly improved over the past fifteen years as a direct result of our efforts.

The Jones River team cultivates partnerships in order to accomplish its mission. While we fundraise for targeted needs and projects, we also maintain low overhead. We expect our day to day operational costs to grow significantly to address the very real environmental challenges with rising waters on our structures at our home base. We consider this a challenge and an opportunity to assist our regional communities with creative and innovative approaches to secure our place on the landscape for the foreseeable future. We see the need, we assess the need, we make a plan, communicate, organize and do what is necessary to meet the challenge. Ultimately, our guiding principal is to appreciate, learn and take from the past; understand, protect and teach about our critical natural resources; and lay out a flexible plan and anchor for future success.

We anticipate the need for audits in the future, have accomplished accountants that we have worked with for years, and are positioned for a giant leap forward.

**What are the start and end dates of your most recent strategic plan?**

2016-2025



## Facility Information

**Indicate the type of facility:**

Historic Home

**If "other", explain:**

**Do you have maintenance staff on payroll?**

No

**If not, who is charged with maintenance?**

We have recruited a number of Jones River Landing board members and boat shop loyalists with relevant and necessary skills that will help first to drive the restoration plan forward, then to provide guidance on maintenance. We will hire when needed.

**Is the building currently listed on the National Register of Historic Places?**

No

**What is the square footage of the facility or site that is the subject of this proposal?**

Interior 2,060

**Type of ownership of the facility:**

Owned

**If "other", explain:**

**If there is debt, what is the term of the debt financing?**

Mortgage (private) at 4%. Monthly payment of interest on principal only to Dec 31, 2020. Minimum payment on principal of \$75,000 due October 31, 2019. Payoff anytime without penalty.

**What is the current outstanding principal balance of the debt?**

\$350,000

**Who is listed as the owner on the title?**

Jones River Landing Environmental Heritage Center

**Be sure to provide a copy of the lease when mailing in your required materials.**

**What is the term (start and end dates) of your current lease?**

**If your lease is expiring within 2 years, applicants should make the case for investment.**

**What are the owner's responsibilities for building maintenance and repair as stated in the lease?**

**What are your responsibilities for building maintenance and repair as stated in the lease?**

**If none of the above apply, briefly explain:**



## Project Information

### **Briefly summarize the facility project that is the subject of this application.**

Jones River Landing has acquired the adjacent residential property that is the oldest remaining structure of the original boatyard. It contains land of almost 9000 sq ft that had been divided by former owners starting about 1950. The dwelling was originally built by 1780, by one of the family that constructed the first ship of the Continental Navy, the "Brig Independence" in 1776, on the property by the river.

In May 2018, Kingston Town Meeting approved \$125,000 of Community Preservation funds to assist with the purchase. The Town dispensed the funds to the Landing after completion of a Grant Agreement, signed by the CPC and the Board of Selectmen (attached in BOX). The Landing must provide a Historic Preservation Restriction and Pedestrian Access Easement by the fall of 2020. Because the residence (51 Landing Road) is located on a town designated scenic road and the regional 200+ mile Bay Circuit Trail, this is in line with the Landing efforts to support public interest and recreation. The Property is eligible but not yet on the National Historic Register.

While the other adjacent buildings at the Landing do flood with storm surge on astronomical high tides, 51 Landing was constructed on higher land, is within 20 feet of our other buildings, and does not flood. It is directly across Landing Road from the Major John Bradford House, which is on the National Register, built in 1634. Both these properties were part of the original grant to Governor Bradford, the first governor of the Commonwealth. The Bradford House is owned by the Jones River Village Historical Society (JVHS). The Landing and JVHS have cooperated on functions and sharing space and equipment, and plan to develop more cooperative programs.

The Landing is developing plans for orderly restoration of the 51 Landing, which we are calling the Drew Heritage House. We have developed a Restoration Team for this work, and a Science Advisory Team to help develop practical programs and offerings to existing educational institutions for use as residential housing for scholars in the fields of environmental science and engineering. Both teams are at work and bios are attached in BOX. We are striving to complete restoration and improvements that will yield a fully ready residential space (now 3 bedrooms) for use in late spring 2020. We plan a net-zero emissions dwelling to keep costs and maintenance low, increasing the attractiveness and affordability to students.

### **Briefly describe your existing facility(ies) if different.**

The Landing proper has 7000 sq ft of interior space in four buildings on a half-acre parcel on the banks of Jones River estuary. It is the oldest continuously operated boatyard in America. We restored the Shiverick Boat Shop (1895), and it functions as space for restoring and building boats with a steady volunteer program, now 13 years running. The Landing shares members with its parent JRWA, which leads environmental advocacy and restoration programs since purchasing the site in 2003.

**If you are a municipality, describe how 50% or more of the facility is programmed for arts, humanities, or interpretive sciences. (Include schedule of events, marketing materials, web sites, etc. in the supplementary materials.)**

**If you are a college or university, describe how this facility provides service and open access to the community and general public outside of the regular educational mission.**

**Describe the challenge or opportunity that led to the development of the proposed facilities project:**

We were notified of the impending sale of 51 Landing Road, and had always intended to re-unite the historic boatyard, so we have taken action to raise the needed funds to acquire the property. Because of the noteworthy and influential historic nature of this site, we consider it in the public interest to preserve and protect it. It is a river that brought the colonists to this area. They were so impressed with its assets, they named the river for the Captain of the Mayflower, Christopher Jones. It was the first area developed, because of its fish, its trees, its iron ore, its water power. We work on the riverfront every day. Today the tidal range sweeps over ten feet twice daily, from depths of a few inches to the occasional inundation of the buildings we inhabit over fourteen feet. We



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do not debate climate change or sea level rise. We must deal with it. The debates exist, but these are questions of appropriate adaptation strategies, and how best to address and accommodate the changes we witness. We need more science and study.

We need room to tear down and build up. We had no question about whether to purchase the Drew House, we had a right of first refusal signed in 2003. The question was: how best to use the historic structure to the greatest advantage. Promoting and enabling more and consistent science on the river is the answer we agreed on, because everything is changing so quickly. It is important that we understand the dynamics of change so that we can provide new and flexible foundations for the next generation to live with and build on.

We must sustain the environment, enable healthy shifts, heal the damage from past uses and allow the greatest health to emerge. We do not have all the answers, so how do we come close? Opening our doors to more study, learning, advancement of education-both study of the natural environment, and engineered ways to live with its changes, made the most sense as the way forward. Existing Institutions can provide the scholars, who need locations for their study; we can provide the boats, the access, the supporting infrastructure.

The Landing plans to tear down two of its buildings and replace them with useful program space twenty feet from the Drew House. We now control the site so we can do that. Integrating these new structures with Drew will also allow use to expand the accessibility to the building, as well as greater program space for sharing the science learned.

**If you have already been the recipient of a Cultural Facilities Fund Capital grant, please describe how this project is distinct from the previously funded project:**

**If you have already been the recipient of a Cultural Facilities Fund Feasibility & Technical Assistance grant, please describe how the planning has informed the capital project:**

**Please indicate whether the project includes any of the following:**  
Energy Efficiency Measures / Green & Sustainable Building Practices



## Threshold Criteria #1 - Statutory - Community Impact

### Describe the community need for this project:

Through this project Jones River Landing will assist the town in preserving an important historic landscape as well as a residence significant to Kingston's history and boat building. Securing this property will enable the Landing to make site improvements on its immediately adjacent property to facilitate public programs focused on science, monitoring the river, the bay and changes in the ecosystem brought by our changing climate. We plan to provide shelter at this historic house to students interested in pursuing study of the marine and related environments that will help develop and document a body of knowledge and understanding of changes to the regional ecosystem. Through the recording of a Historic Restriction and Pedestrian easement, the Landing pledges to maintain the property to secure this street frontage on the scenic road and the potential Landing Road Historic District. The dwelling is across the street from the Major John Bradford House and adjacent to, and a part of the historic Jones River Landing Boat yard. The property will expand scenic access to the Jones River for people walking in the neighborhood, by allowing walking access through the property as a feature along the Bay Circuit Trail. The purchase will enable necessary improvements to the Landing's structures, which will also lead to innovative solutions to living by the water. Importantly we will provide safe and secure housing as well as an advantageous location for continuing learning and education in harmony with Kingston's educational goals. Support for this project will enable Jones River Landing to take a dramatic step forward to develop its attraction as a tourist destination, and expand its offerings to get people on the water for recreation as well as to encourage and support on-going science and learning about the Jones River and associated environments. We are working with the "North Plymouth 400" committee to provide access and venues to enrich the experience of tourists.

### Describe the tourism impact of your organization. Tourism is defined as a person traveling 50 miles or more one way to a destination or who stays overnight.

Jones River was named for Captain Jones, of the Mayflower, as the shallop explored the river for settlement prior to encampment on Cole Hill in Plymouth, but even before then the Jones was important to trade, and tourism! By the late 17th century shipbuilding, mills, iron works, impounded water for power throughout the watershed. Commerce thrived, major shipbuilders and merchants grew from the resources of the river and in no small part crafted the success of the colony. The first commissioned ship of the Massachusetts Continental Navy, the Brig Independence, was built and sailed from Jones River Landing boatyards. In the 1800's, Joseph Holmes was the largest ship builder and owner in the Nation and set sail not only to the Caribbean and Mediterranean, but to China as well. In 1895 the son of Joseph Holmes, Paraclete, lured George Shiverick to set up shop at Jones River Landing and for 45 years he was one of the most sought after boat builders of the area, building over 200 Duxbury Ducks and Cat boats for sailing and racing in the area. In 2003-05, Jones River Landing restored the Shiverick Boat shop with the help of a Town grant, and today the Mass Bay Maritime Artisans (MBMA) restored one of Shiverick's Duck's and continue the traditions of craft and boat building on the river. MBMA is working on its new project building a new Kingston Lobster Boat. This craft was originally designed and built at the Landing's upstream location in 1880. MBMA bought the plans from the Smithsonian Institute and has bought and milled wood and secured donated equipment from the Mass Charitable Mechanics Association, started by Paul Revere in 1795. For a tourist interested in the environment, history and wooden boats, Jones River Landing is a valuable destination, with offerings to get people on the water and usually with an interesting project to show. The 2020 celebrations in Plymouth would not be complete without visits here, where the colonists established success.

### Describe the financial need for this grant:

Jones River Landing must still raise approximately \$500,000 for the purchase. This in addition to the \$125,000 expended in December to secure the title. Our goal is to preserve the historical integrity of the house while creating a net-zero emissions environment. This means we will also need to raise about \$150,000 for building restoration and systems upgrades. If MCFF helps with an investment of \$200,000, our ability to raise necessary funds, and our likelihood of success will exponentially improve.

Because we also need to raise funds for the engineering and design steps necessary to reconstruct



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portions of the Landing facility to deal with rising sea levels, and continue important programs on site, are in serious need of assistance. We believe access to the river and the bay is a tremendous asset with immeasurable value to the immediate community, as well as to visitors and students from all areas. The reason people from the world travelled to these shores was because of the richness of the fisheries and natural environment. Although we can continue under present circumstances without any improvements, our time here is limited as the late winter of 2018 demonstrated very clearly. Our ability to protect equipment and other valuable assets will continue to diminish as the waters rise. For years the Jones River organizations have discussed and evaluated the choice of stay or go. We have assessed the issues and timing of sea level rise. We are convinced that making site improvements that are durable, higher, flexible and mobile, while enabling monitoring of the environmental changes and sharing of information with a wide audience, will have the most social value. We cannot and will not do this alone. We are grateful to the Town of Kingston for CPC support, we believe we are a valuable asset to the cultural facilities of Massachusetts. The shape of the project will be determined by the funders. We can do a great deal here to secure the future, but cannot do so alone.

**Describe local support for the project (In terms of your organization and/or programming.):**

Both Boards of Directors of Jones River Landing and its parent organization, Jones River Watershed Association (JRWA), fully endorse the acquisition of 51 Landing Road, and development plan for the Landing site. In 2014 they approved the Strategic Plan, and we were active in 2016 to reshape that into a document to launch a Capital Campaign, which was not yet in progress. The financial circumstances of the seller--i.e. allowing the property to slip into tax-title, despite our recorded interest in the land, has caused us to shift gears and move in ways to preserve our intent and plan.

Collectively the organizations have several hundred active members at any time with over 700 contributors since 2003. These people live in 72 communities, and many states and even a few countries. Meaning mostly, our members value the work we do. We have initiated some effort to broaden our local support for the project, as the CPC application demanded town meeting support, and secured a 2 to 1 vote ratio. Because of the CPC award we purchased the property on December 14, 2018.

Our organizations have about 125 active volunteers who participate in annual fish counts, water monitoring and weekly boat building projects, activities that have gone on for more than thirteen years. We can rely on these volunteers to help spread the word and solicit help for this development project. JRWA works closely with state and local partners and will continue to develop information and support for this work. Currently JRWA is in advanced stages of removing the head-of-dam on the Jones River, owned by the Town of Kingston, and has raised a million dollars to do so. Removal of dams and stormwater improvements as well as land acquisitions has helped us develop a strong and consistent working relationship with the town over the past several decades. We recognize this as a large project, but believe we have the needed relationships to make it work.



## Threshold Criteria #2 - Financial Capacity

### Describe your ability to raise the funds required to complete the project.

Jones River Landing (JRL) received \$125,000 of Kingston Community Preservation Committee (CPC) for matching funds for this project. We raised additional funds for appraisal, title search, legal and closing fees, and are committed to raising \$75,000 this year, of which \$15,000 is in the bank. JRL has a track record of successfully paying off a mortgage on our primary boat yard site between 2003 and 2006, raising \$500,000 in private funds to do so. In addition we have a track record of cleaning up the site of oil, gas tanks, debris, hundreds of engines, as well as reconstruction the historic Shirverick Boat Shop, which is in use today. Local businesses contributed in-kind help, putting on an extensive new roof, supplying energy efficient lighting, pouring and delivering concrete for floors and foundation, and supplying tools and equipment, and more. In 2004 volunteers dug under the entire shop so a foundation could be poured and a new sill installed, so eventually the shop could be raised. In addition to carpenters, our volunteers include electricians and mechanics who help as needed with tasks that require attention. Despite our scarce operating funds, we manage with volunteers, parent organization oversight, and dedication to raise funds as needed for site improvements such as the 100+ foot long sea wall and boat ramp (worked on in 2008 and 2016); and docks, floats, boat and shop maintenance. The boatshop is fully equipped with shop tools purchased over twelve years through the generosity of Mass Charitable Mechanics Association (MCMA). In the shop volunteers meet at least weekly to work on various projects, conduct classes for local school kids, or conduct seminars and workshops to advance the goals of their group, the Mass Bay Maritime Artisans. After the flood of 2015 the group installed a new floor in the boatshop increasing flood protection, which kept the shop safe during the record-breaking storms of 2018. This group is currently raising funds to build the historic Kingston Lobster boat, from Traditional Small Craft Association, a GoFundMe site and MCMA, which delivered an oversized band saw and replacement hand tools in 2018. We have built support in the town as well as formed needed science and restoration teams. Our lifetime success in accomplishing impossible tasks, gives us confidence we can succeed here, now, where success will lay more foundation for future generations to succeed.

### What percentage of matching funds are committed at the time of this application submission?

(All grants require a 1:1 match.)

70%

### What percentage of the total project costs are committed?

22.15

### Does your organization have dedicated capital replacement cash reserves?

No

### Please describe how you fund the ongoing your capital maintenance and replacement costs of your facility:

Membership fees and donations provide funding and contribute materials and supplies for ordinary maintenance of boats and buildings. Almost all furniture, boats and equipment have been donated. Jones River Landing heats with wood, and maintains wood stove. Lots of wood is donated for the stoves and for the carpentry. When not out-right donated, we get large discounts, making our limited funds go farther than usual. When we installed bathrooms and hot water, all labor and materials including concrete, plumbing, fixtures and work was donated. The attachment to town sewer was also donated.

The active members are skilled and willing contribute that skill and knowledge to make needed repairs. For example, when flooding hits we call on our group of volunteers who help and are becoming more experienced with how to maintain the facility despite extreme flooding. As a result of these experiences we make upgrades to our systems for short money from operating revenue. Included in our Strategic Plan is raising sufficient funds to cover capital improvements, maintenance, and replacement through an endowment fund to help with future needs so that the organization can grow and be maintained at an efficient level.

With purchase of the adjacent residence, our plan is to have a contract with one or more educational institutions that will cover program, operation and maintenance cost for that structure. We will raise



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funds necessary to make improvements so that the structure meets standards necessary to house students and is accessible to the degree allowed by historic preservation. We will work so that the educational program contract will cover future costs for maintenance. We are working to fully develop how to operate the house, and have teams in place to work out timelines and approach. We will only take it on as a program expense that is covered. We view it as an asset to drive increased study and understanding of our environment, leading to adaptation and resilience.

**If you are expanding a current facility, building a new facility, and/or increasing programming, describe how you will financially support the new venture.**

The acquisition of 51 Landing Road, is intended to re-unite the historic boatyard property, while making it possible to perform substantial reconstruction of our existing facility. While the intended use of the new property will provide housing to students in pursuit of environmental degrees, we do not view this expansion of programming as a stressor on the organization. JRWA has an ecology program and contracts with our Ecology Program Director, and have for ten years. This individual guides interns, executes ecology-based programming in the estuary, dam removals and statistical work needed to change the shape of water supply management that is harming the Jones River. Our intention with this property is to have a relationship with one or more educational facilities that will connect with us to shape a program of study for THEIR students. Our function will be to provide boats, guidance, and collect information to continue the body of knowledge that we have been developing with other state agencies and affiliates on the Jones River and Cape Cod Bay. We expect that contract rent or some steady revenue stream from the institution will provide the funds we need to cover operating costs of the building.

We are also considering inviting a live-in student or other person who might qualify for affordable housing to be a house manager, and in this way be able to maintain the house (Drew Heritage House) on a day to day, season to season, and yearly basis. This "House Manager" would advise us of problems or need for repairs which we could address immediately. We plan to incorporate energy efficiency into the upgrades and improvements to the dwelling and have third party estimates and an understanding of work needed.

In sum, a long-term financial contract with an educational institution in search for an off-site opportunity for marine and environmental research for its students is what we intend in order to raise the operating funds for house maintenance.



## Project Planning

**Are you conducting maintenance in a building or site that is currently offering cultural programming?**

No

**Have you recently had a comprehensive capital needs assessment (for all your properties) done in-house or by a third party qualified professional?**

No

**Describe how you identify capital maintenance needs and what is your process for addressing these needs.**

Our capital maintenance needs are driven by life on the river and the historic structures of the past. We cope with existing conditions and work to improve the condition of the river, while maintaining a functional cultural space. Nothing is hidden. Everything is obvious. All is connected. Our buildings are program space, so we first work to maintain safety, security, functionality. We understand our environmental setting and keep things flexible so we can adapt to the next surprise. We are not rigid, we literally go with the flow and adapt to conditions. This has led us over the course of time to make weatherizing improvements for comfort and hospitality. We make improvements to get people on the water, so improve the boat ramp, but are restricted in scope by the need for multiple permits that guide what can be done and when. We are the captain of our ship, but not of the weather or the sea, so we respond with purpose and flexibility to the degree allowed and acceptable. We do not take on the restoration of two buildings on the Landing site because they are in obvious disrepair and too close to the river. The space would be better used through replacement and a building that will ultimately leave little footprint. We are discussing how to raise or float the buildings that we want to keep-because this is today's challenge, so we have active daily discussions that will ultimately lead to engineers and architects.

The needs of the Drew House are fully apparent, and comprehensive. We make a list, and plan an order of approach while recruiting the talent we need to reach the goal. Third party estimates, word of mouth recommendations, and knowledge of our team will provide a successful plan, and lead to a great project completion. The funds needed to put the plan to work is the real challenge. We take this on out of dedication to the environment and to the future success of our region.

**Are you either expanding square footage in your current space or planning a new construction project?**

No

**If yes, do you have a business plan for this expansion?**

**If you are building a new facility or expanding square footage in your current space, describe the evidence of 'market demand' that justifies the expansion of square footage and/or new construction.**

**If expanding, please describe what planning and preparation your organization has undertaken to address the impact the expansion will have on staffing and operations. (There is an opportunity to address how you will financially support this expansion in the financial section of this application).**



Mass Cultural Council - Cultural Facilities Fund - Capital 2019  
Jones River Landing Environmental Heritage Center  
Application #CFF-C-0148

Primary Contact: Ms. Pine duBois  
Phone: (781) 585-2322  
Email: pine@jonesriver.org

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## **Transformative Impact**

**Describe the transformative impact of your project. Include in this narrative a description of the urban or village center in which your project is located and to what extent your project will improve the appearance of the immediately surrounding area.**

**Describe how your project creates opportunities for additional private investment in the surrounding area due to vacancies, blight, or underutilized properties and what opportunities for additional private investment exist in the vicinity of your project.**

**Identify neighborhood public or private partners who will participate in your efforts to spur transformative impact and identify any specific private or public investment in the surrounding area.**

**Provide statement regarding opportunity for this project to attract an increased number of visitors to the facility and area.**



## Implementation

**Identify the key members of the project planning, design, construction or maintenance team. Briefly describe their qualifications, roles and, responsibilities in the project. (Please indicate whether they are staff, board or contracted personnel) . Resumes and CVs should also be included as supplementary materials, but these should complement, not substitute for, the descriptive information provided in the narrative.**

**Describe how the project will be ready to proceed by December 2020. Be specific about any preparation (eg: financial readiness, contracts, design plans, project planning) supports your timeframe for implementation.**

The project is underway. Jones River Landing purchased the property in mid-December with the help of the Kingston CPC grant. We have a credible and noteworthy Science Advisory Team, and an accomplished Restoration team to handle the work on the Drew House. We are pledging to raise \$75,000 by the end of October to reduce the Mortgage or put toward historic restoration of the dwelling. We have had many contractors assessing the work and the estimates we provided in the Materials section are reliable. We are working in earnest with a wide array of friends to drive the idea of the scholar house forward, and have met with great enthusiasm. We believe wholeheartedly in this project. With the help of MCFF our timetable shows we will complete the restorations in Spring of 2020, and anticipate housing scholars soon after. We have started, how fast we accomplish our goal will depend on financial support. We hope MCFF will join us!

### **Name #1**

Pine duBois

### **Organization**

Jones River Watershed Association and Jones River Landing

### **Title**

President of the Landing, Executive Director of JRWA

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

Please see bio attached. As Executive Director, Pine works full time for JRWA and governs day to day operations, executes the strategic plan, and writes grants. She began employment with JRWA in the fall of 1999. She has experience working with state and local funders to secure land and property for public purposes, in particular for historic preservation and conservation, as well to execute infrastructure improvements. She has worked with this particular property owner before, when initiating the purchase of Jones River Landing in 2001. Pine maintains a business relationship with this owner, and executed the purchase. Pine also coordinates and manages contracts with legal counsel and others needed to successfully acquire property. As President of the Landing Pine is also authorized to commit the organization. She ensures timely execution of work to the degree possible, handles the accounts for both organizations and pays all contractors.

**If a third party, are they currently under contract?**

### **Name #2**

Erika Lentz

### **Organization**

USGS



**Title**

see bio

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

Science Advisory Team. Will help design and guide programming especially as it relates to climate and environmental science

**If a third party, are they currently under contract?**

No

**Name #3**

James McKenna

**Organization**

Bridgewater State University

**Title**

Associate Dean--see bio

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

Science Advisory Team- is working to encourage his network at BSU to participate

**If a third party, are they currently under contract?**

No

**Name #4**

Scott Horsley

**Organization**

Horsley & Witten, Tufts

**Title**

see bio

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

Science Advisory Team-has a wide array of knowledge and experience. We have know Scott for thirty years and was one of, if not the first installation of the Storm-Treat system which we funded with private donations on Town land.

**If a third party, are they currently under contract?**

No

**Name #5**

Wendell Cerne

**Organization**

Jones River Landing



**Title**

Board Member, Secretary

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

Science Advisory Team, Board Member and founding member of JRWA. Worked for a long period as science coordinator at Silver Lake Regional High School and is committed to education

**If a third party, are they currently under contract?**

No

**Name #6**

Bill Napolitano

**Organization**

Southeast Regional Planning and Economic Development Council and JRWA

**Title**

see bio

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

Science Advisory Team. Bill has a broad network in the region.

**If a third party, are they currently under contract?**

No

**Name #7**

Jon Daley

**Organization**

Jones River Landing/ Ship to Shore

**Title**

Board Member/ sole proprietor

**Describe this person's role in the project and provide a brief summary of their relevant experience:**

see bio. Lead role in recruiting and organizing work on the Drew House

**If a third party, are they currently under contract?**

No

**Name #8**

Peter Arenstam

**Organization**

Jones River Landing / MLB Restoration

**Title**

Board Member/



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**Describe this person's role in the project and provide a brief summary of their relevant experience:**

see bio. Will work with Jon on ordering Restoration projects on the Drew House

**If a third party, are they currently under contract?**

**Be sure to include the following in your Required Materials:**

**Provide a timeline for implementation, detailing what happens when. Please provide as an attachment in table format.**

**Provide a clear project budget with the status of "sources" and "uses" of funds.**