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The Advocate, Thursday, February 15, 1979

Selectmen vote to keep old Cape End Manor

The Provincetown selectmen unanimously approved the Cape End Manor disposition committee's recommendation to keep the old building, which will be vacant sometime this spring when the new Cape End Manor is finished.

Marvin Coble, chairman of the committee, reviewed all the proposals with the selectmen, submitted an operating budget for the building and suggested having the town lease the rooms it doesn't use. The committee is now drafting a Town Meeting article outlining a use for the building.

The committee received six proposals for the use of the building. Coble said none of the proposals was very exciting, but the one it favored was a request by Town Manager Charles Cobb to use four or five offices on the ground floor. The rest of the building could be leased.

Cobb said he wants the offices for the veteran's agent,

the town nurse, the cemetery commission and the clerk for the division of Public Works.

The Lower Cape Arts Council asked for all or part of the Manor building to be leased for low-cost studios for local artists. Coble said the committee decided against recommending that proposal because it felt that the decision on who could lease the building should be up to the town manager and the selectmen.

The committee also received proposals from non-profit groups like the Outer Cape Environmental Association, the Red Cross and the American Legion to use space in the building for free. But Coble said the article his committee is preparing should not go into great detail about what specific group is going to get the space.

A proposal by the recreation department asking for the old Manor for a new community center was not recommended by Cobb. John O'Buck, recreation director, wanted the building because he said the community center on Bradford Street is too small. He wants the extra space to expand his programs. O'Buck said the location was much better for recreation activities because the Manor is close to the school athletic fields and the town center and is not on a busy street.

Cobb said he would not recommend the proposal because he needs the office space in the building and

didn't think recreation programs and town offices would mix well in the same building. Coble said his committee would not recommend any proposal not endorsed by Cobb.

Coble reported that the operating budget for the Manor building is about \$26,000 a year, including a \$10,000 a year position for a janitor. This position would mean a new town job.

Selectman George Bryant suggested that the committee look into sharing a janitor with another town building because there might be other janitors who are not working to their utmost.

Bryant also said that the town should look very carefully at any proposal to renovate the building for a certain purpose. The most reasonable plan, Bryant said, will be to use the building as it is.

Coble told the selectmen that the building is in pretty good condition, although the roof needs some work. He said the committee is now working on its article but wanted to check with the selectmen first to make sure they approve of the town keeping the building rather than selling it.

Aside from the fact that the committee didn't receive any proposals to buy the building, Coble said the committee feels it would be shortsighted to sell it because the town will need the space in the next few years.

The Advocate, Thursday, June 18, 1981

Manor dedicated Sunday

The Cape End Manor was finally dedicated last Sunday before a crowd of almost 200 people, who came to offer their continuing support for the manor, which, during the past four years, has overcome almost insurmountable obstacles.

With characteristic wit and eloquence, Town Moderator John C. Snow served as master of ceremonies. Snow praised the people of the town for their continued support of the manor, which he said was "by the people and for the people of Provincetown."

Alice Reis, manor administrator, spoke of the numerous stops and starts that slowed the manor's completion. She said everything had to be done twice, including the appropriation of money by town meeting, the bids and the hiring of the architect.

Speaking at the ceremony were Reis, architect Tony Ferragamo, Town Manager William McNulty, Bill Ingraham, chairman of the manor building committee, and

Mary-Jo Avellar, chairman of the board of selectmen.

Alice Cook, Dorothy Curran and Amy McKain, all members of the building committee, were there, too.

All the speakers expressed their gratitude to the people of Provincetown who supported the manor. Ingraham thanked Reis for her contribution to the administration of the manor, as well as former Town Manager Charles Cobb for his support during the time the original architect, Dan Sullivan, resigned.

Ingraham also thanked Ferragamo, Sullivan's replacement, who had to start from scratch and deal with the bureaucratic red tape involved in the construction of a public medical facility.

Avellar said the completion of the manor was a long time coming. She said she had been elected to the board of selectmen three times by the time the building was dedicated.

Avellar said there were many people who urged town officials to abandon the manor project, but the building is dedicated to the people of Provincetown who stood by it until its completion.

"You look at the facility and see it was a labor of love," Avellar said.

She said the dedication ceremony "was one of the nicest things to happen in a long time."

The history of the new manor's construction is a reflection of the remarkable tenacity displayed by the people

who stood by it from its inception to its completion.

After a feasibility study was completed in 1974, Town Meeting voted unanimously in 1975 to appropriate \$1,000,000 for the building of the facility. But in the fall of the same year, a special town meeting was organized for a second vote because the original article on the warrant was not worded correctly.

The certificate of need, which is submitted to the state by the town, had to be submitted twice, and the bids had to go out two times as well.

By the time the certificate of need and the bidding were complete, it was 1977. Although construction on the building was finally under way by April of 1977, the building committee had to return to town meeting two more times to request an additional \$500,000 to offset expenses created by inflation.

The problems were exacerbated in 1977 when the original architect resigned and was replaced by Tony Ferragamo, who had to take a year to re-study the plans and wade through the state-agency red tape.

Reis said she still can't believe the manor is finally complete. "It's a miracle," she said. "I can't believe I'm sitting here in my office and it's in this building."

The manor residents and staff moved to the new facility from the old manor last January 14. The new manor now has 20 residents and expects to have an additional 20 by fiscal 1982.

SHORT CIRCUIT. Fire trucks converged early Wednesday morning on the new Cape End Manor, Provincetown's nursing home, responding to a report of an electrical fire, but found only a minor problem.

It seems a fan used in an electrical heating unit in a room at the manor short circuited when a patient absent-mindedly urinated on it.

"Any alarm that goes off at the manor is responded to by all trucks," said Fire Chief Clem Silva. He said the short circuit was very minor and "there wasn't even enough smoke to set off the alarm. A nurse called us."

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