

Application # \_\_\_\_\_

*For Administrative Use Only*

**TOWN OF HARWICH - COMMUNITY PRESERVATION COMMITTEE**  
**2022 CPA PROJECT FUNDING REQUEST APPLICATION**  
**FISCAL YEAR 2023-2024**

Submission Date: December 29, 2022 (Amended)

**APPLICANT INFORMATION**

**Applicant:** David Spitz, Chair

Town Committee, Board or Organization: Brooks Academy Museum Commission (BAMC)

Legal Mailing Address: 80 Parallel Street, Harwich, MA 02645

Phone: 802-922-6773

Email Address: davidhspitz@comcast.net

**Project Manager:** same as above

Legal Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Second Contact Person:** Sandra Hall, Vice Chair

Legal Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: sandyhall1@comcast.net

**PROJECT INFORMATION**

PROJECT TITLE: Brooks Academy Exterior Preservation and Windows Restoration

PROJECT AMOUNT REQUESTED: \$690,000

PROJECT DESCRIPTION: See attachment

ESTIMATED START DATE: October 1, 2023

ESTIMATED COMPLETION DATE: July 1, 2024

**Three years from the release of funds (July 2023) funds may be rescinded automatically; waivers may be sought.**

## **CPA CATEGORY**

### **APPLICANTS PLEASE TAKE NOTE \*\*please check boxes for all that apply\*\***

- ☐ **Open Space:** This application is for the “acquisition, preservation, rehabilitation and/or preservation of open space”.
- ☒ **Historic:** This application is for the “acquisition, preservation, rehabilitation and/or restoration of historic resources”. Please provide the date on which the HDHC reviewed and endorsed this application.
- ☐ **Community Housing:** This application is for the “acquisition, creation, preservation and/or support of community housing”.
- ☐ **Recreation:** This application is for the “acquisition, creation, preservation, rehabilitation and/or restoration of land for recreational use”.

### **How does this project fit into Harwich’s Local Comprehensive Plan and/or other Plan?**

Brooks Academy is an important town-owned historic building located in a historic district. It is described on the Town website as “a striking Greek revival building with its bright white façade and massive fluted doric columns, dating from 1844”. Additionally, “today the Brooks Academy building houses the Harwich Historical Society and within its walls can be found the history of Harwich in exhibits, books, programs and archives”. It is critical to preserve this icon of Harwich history.

### **How does this project benefit the citizens of Harwich? If appropriate, has the application sought public opinion or input? If not, why?**

Brooks Museum is seasonally open to the public, and any historic work will benefit visitors and other users of the building. The Brooks Academy Museum Commission has actively overseen this project, and we have coordinated all efforts with the Harwich Historic Society. We submitted this project to the Harwich Historical Commission and received its support in November 2022.

### **Please list other Commissions/Boards/Committees/Organizations that may have involvement, jurisdiction, partnering:**

<u><b>Commissions/Boards/Committees/Organizations</b></u>	Please have them initial here after their review
Harwich Historical Commission	

### **Describe their response, or provide written comments/input:**

The Harwich Historical Commission approved each part of this application at a meeting on November 16, 2022.

### **Please list any documentation to be forthcoming and reason for delay.**

**PROJECT BUDGET:** Attach a dated and detailed line item project budget estimate for your funding request. If the request involves a Town-owned asset, provide the project's projected operating expenses, including maintenance.

**COST ESTIMATE(S):** \$ 690,000 (see attachment)  
Attach cost estimates or firm quotes (if available) for all projects.

**LAND and/or BUILDING ACQUISITION PROJECTS:** The following **must** also be submitted, as applicable:

- ☐ Surveys and/or plot plans for the property
- ☐ Appraisals and agreements, if available.
- ☐ Name of present owner and attach copy of deed conveying property unto present owner.
- ☐ Property address, Harwich Assessor's property identification (Map#, Parcel #).
- ☐ For proposed Open Space land purchases, be prepared to discuss public access with the Committee.

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By signing below, the Applicant represents and warrants that all the information included is true and correct to the best of the signer's knowledge and belief. Further, the Applicant acknowledges in the event that the Community Preservation Committee agrees to grant funds to Applicant (and subject to Town Meeting approval), this application together with any Terms and Conditions shall constitute a binding agreement, between the Applicant and the Community Preservation Committee. Further, Applicant acknowledges and agrees to execute any additional grant agreements should the Community Preservation Committee so request.

**ATTESTATION: I HEREBY ATTEST THAT THE INFORMATION  
CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE  
BEST OF MY KNOWLEDGE.**

**Signature - Chief Executive Officer or Board Chair**

**Title**

*David Spitz*

Chair

**Printed Name** David Spitz

**Date** December 29, 2022

**APPLICATIONS MUST BE RECEIVED BY OCTOBER 3, 2022 NO LATER THAN 4 PM**

## PROJECT DESCRIPTION AND COST ESTIMATE

### BROOKS ACADEMY EXTERIOR PRESERVATION AND WINDOWS RESTORATION

Detailed reports by an architect (2018) and structural engineer (2020) evaluated the condition of Brooks Academy and made numerous recommendations for the building's preservation and restoration. The first major project, renovation of the original stone foundation and basement excavation, has been awarded to a contractor. Work will proceed this winter and should be done prior to the museum's scheduled opening in summer 2023. Once that critical step has been completed, the Brooks Academy Museum Commission has voted to continue with additional steps identified in the architect's and structural engineer's reports. These projects also are identified in the 5-year Harwich Capital Plan approved at 2022 Annual Town Meeting.

#### Exterior Preservation

The most visible deterioration at Brooks Academy is the peeling siding, particularly on the east side of the building. We held off painting of the building for several years due to fear that the same lead paint removal as needed at Brooks Library would be necessary here. After a careful look at the building, our architect determined that this was not the case. His project description was to "prepare the surface according to Massachusetts Department of Environmental Protection lead paint practices followed by painting with primer and two coats of finish". Some deterioration has been identified and will require repair of clapboards and water table issues prior to painting. This work is in the category of historical preservation, eligible for CPA funding.

#### Windows Restoration

Brooks Academy has a total of 52 windows. 27 of those are 25 over 15, an unusually extensive historic pattern. Restoration of the muntins in these windows will require considerable work. The architect recommends that restoration of all windows is one of the most important elements of historic preservation for Brooks Academy. Work will include removal of windows, temporary enclosure, full sash restoration reusing the historic glass, reinstallation, and frame and jamb restoration. New storm windows are included in our request.

#### Combined Exterior Preservation and Window Projects

There is great value in combining the two projects for various reasons: less on-site disruption and impact on the public at large, more efficient coordination for collection displays and their safe keeping, and efficiency and savings in architectural fees. There is also the compelling logic in avoiding the overlap between painting and related carpentry repairs and windows conservation and their related repairs.

#### Cost Estimate

The estimated cost of this combined project is \$690,000. While the total is unchanged from the sum of the two initial applications, efficiencies from a combined project result in modest savings in Staging and in Carpentry line items (see page 15 of the attached CPC Presentation). These savings are offset by a suggested increase in Contingency costs from 10% to 20%.