

Application # _____

For Administrative Use Only

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

Submission Date: October 3, 2022

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 Windows Restoration

PROJECT AMOUNT REQUESTED: \$440,000

PROJECT DESCRIPTION: See attachment

ESTIMATED START DATE: July 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Three years from the release of funds (July 2023) funds may be rescinded automatically; waivers may be sought.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 will be seeking comment and approval from the Harwich Historical Commission shortly.

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

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

Describe their response, or provide written comments/input:

We will seek a meeting with the Harwich Historical Commission in November or December.

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): \$ 440,000 (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.

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 October 3, 2022

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

PROJECT DESCRIPTION AND COST ESTIMATE

BROOKS ACADEMY PROJECTS (2)

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 fall/winter and should be done prior to the museum's scheduled opening in spring 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.

The architect's estimate for the above work was initially \$200,000 and has been updated for inflation and contingencies to \$250,000.

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.

The architect's estimate for this work was initially \$350,000 and has been updated for inflation and contingencies to \$440,000. Some savings may be possible if previously installed storm windows are deemed to be adequate for this historic restoration project.