

1.11.18

BAMd update on
outstanding CPC funded projects

Hi Chris and Sean,

I am preparing for a January CPC Meeting at which I will be providing reasons for retaining one or more of the existing CPC funding articles for the Brooks Academy Museum building. At yesterday's BAMC meeting, the Commission helped me put together the following priorities for the CPC-funded work:

1) Implement the 2013 article for \$30,000 for a study "to hire a professional architect/engineer with museum and historic preservation background" to "review the overall layout of the Museum and analyze the demands of increased attendance, archival and research functions and storage requirements". Under this article, we would specifically address:

- a) Creating storage space in the attic and/or basement.
- b) Providing accessibility via a lift or elevator.
- c) Refurbishing a 2nd floor room for new exhibits.
- d) Determining if any other building needs qualify as "restoration" rather than maintenance items - foundation, pillars, entryway floor, etc.

2) As a secondary effort, I will be asking CPC to retain funding from a 2008 article for interior work and a 2009 article for exterior work for one year to give us time to complete the architectural/engineering study. Presumably, the study will identify interior and exterior needs in excess of the currently approved funds.

There also are non-CPC items such as a storage shed, exterior painting, accessible ramp and bench, and building maintenance that should be addressed soon.

It would help us greatly if you or Sean (or preferably both of you) could go through the building with Janet Cassidy, Museum Director, and me - hopefully in December.

Thanks,

David Spitz
November 30, 2017

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TOWN OF HARWICH – COMMUNITY PRESERVATION COMMITTEE
2013 CPA PROJECT FUNDING REQUEST APPLICATION
for

2014 ANNUAL TOWN MEETING

Project Funding Request Application – FISCAL YEAR 2013-2014

Submitting Organization: Brooks Academy Museum Commission

Submitting Date: October 1, 2013

Submitter: Gerard Loftus
10 Rainbow Way
508-432-1309

CPA Category: Historic Preservation

Email Address: GerryBob67@netscape.net

Town Committee or Board: Brooks Academy Museum Commission

Project Title: Revitalization of The Brooks Academy Museum – Phase I

Project Amount Requested: Phase I – Thirty Thousand (\$30,000) Dollars
Phase II – Three Hundred Sixty Thousand (\$360,000)
Dollars

Project Description:

Phase I – Hire a professional architect/engineer with museum and historic preservation background to:

- *review the overall layout of the Museum and analyze the demands of increased attendance, archival and research functions and storage requirements;

- *generate contract documents to alleviate any shortcomings found in their analysis;

- *provide a detailed cost estimate;

- *maintain the historic status of the Museum.

Phase II – Complete the work generated by the Phase I architect/engineer.

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HOW DOES THIS PROJECT HELP PRESERVE HARWICH'S CHARACTER?

This structure possesses historical, social, and architectural significance relevant to the Town of Harwich and is one of the anchors for Historic Harwich Center.

The preservation of the collections within the structure (artifacts, records, documents, etc.) are priceless in that they represent the history and development of the Town of Harwich.

ESTIMATED START DATE: Phase I – July 2014
Phase II – July 2015

ESTIMATED COMPLETION DATE: Phase I – October 2014
Phase II – October 2016

PLEASE LIST OTHER COMMISSIONS/BOARDS/COMMITTEES/ORGANIZATIONS that may have involvement, jurisdiction, partnering, etc:

HARWICH HISTORIC COMMISSION
HARWICH HISTORIC SOCIETY

Have they reviewed and responded to this application:

Both organizations have been briefed on the overall content of this application.

PROJECT BUDGET:

Phase I	Study and Design	<u>\$30,000</u>	\$30,000
Phase II	A. General Construction	\$60,000	
	B. Mechanical/Electric	60,000	
	C. Sprinkler	60,000	
	D. Power Files	60,000	
	E. Elevator	<u>120,000</u>	
			\$360,000

TOWN OWNED ASSET/OPERATING AND MAINTENANCE COST/YEAR

Phase I		Phase II
Electrical	0	\$500
Elevator	<u>0</u>	<u>500</u>
	0	\$1,000

BACKGROUND INFORMATION:

Soon after the transfer of Brooks Academy from use as Town Hall, the Brooks Academy Commission and the Harwich Historic Society had a physical Inspection Report prepared by the Preservation Partnership in 1989. The Title Page and Table of Content and several of the Drawings are attached (see Attachment #4A)

In addition, in June of 1999 the Harwich Historic Society, funded by a grant from the Conservation Assessment Program – Institute of Museum Services commissioned the Architectural Conservator Philip Cryan Marshall, for an Architectural Conservation Assessment. A Table of Content, Critical Path Chart (marked ukp to show activities accomplished to date) plus drawings are attached (see Attachment #4B).

Also we had access to Coastal Engineering Company Inc. Design Drawings (6) prepared in 2004 which was subsequently funded by Article 16 ATM04 for the Portico restoration and some structural reinforcement.

SPACE AND OTHER RELATED CONCERNS

1. Any meetings or special events have to use part of the floor area occupied by the permanent exhibit or the “featured” yearly exhibit room the first floor.
2. The second floor uses the SE classroom for record storage and cataloging. Thus, the Society is forced to use part of the second floor hallway and stairwell for a yearly exhibit like the 100th Anniversary of the Girl Scouts or this past year for Past High School Graduation Garments.
3. The current basement floor area is only about 40% of the area of the first floor. The balance of the basement has a crawl space. The basement is damp and not ventilated although the Society uses this space for storage.
4. The current sprinkler system exists in only the public corridors.
5. The second floor record storage and cataloging program places floor loadings beyond the original design parameters.

POSSIBLE SOLUTIONS

1. As noted in the June 1989 Critical Path Chart by the architectural conservator, Philip Cryan Marshall (copy attached) the following activities have not been addressed:
 - A. Added Collection Storage
 - B. Basement Excavation
 - C. Interior Access (ADA) to Basement
 - D. Structural Analysis for heavy loading on the second floor.

2. Code Analysis of the structure in regard to Fire Protection should be reviewed. Some areas might require a chemical powder in lieu of the standard water/sprinklers.

CPA Funds Received Previous Year(s) For This Project (if applicable):

<u>ATM</u>	<u>ARTICLE</u>	<u>TOH</u>	<u>CPC</u>
04	16	\$185,000	0
06	51	0	\$100,000
07	41	0	50,000
07	43	0	30,000
08	30	0	75,000
08	32	<u>0</u>	<u>47,000</u>
Total		\$185,000	\$302,000 = \$487,000

Fiscal Year	Total Cost	CPC Funds Requested	Other Funding Sources	Estimated Funds from Other Sources
2013-14	\$30,000	\$30,000	0	0
2014-15	240,000	240,000	0	0
2015-16	120,000	120,000	ADA/Grants	\$120,000

For Community Preservation Committee Use:

Project Request received on: Associated Town Committee(s): (initial)

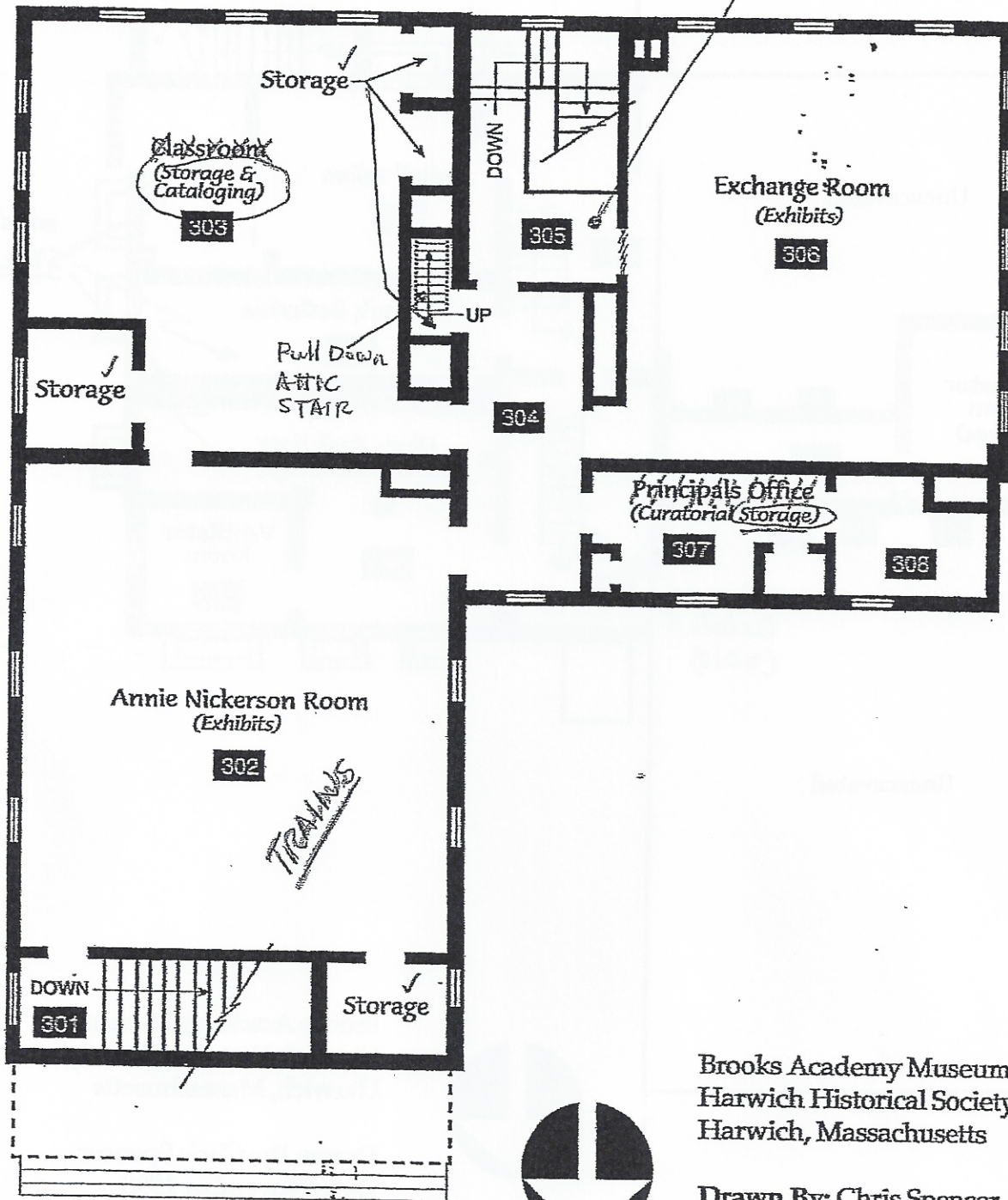
Date(s) Reviewed On: Final Determination:
Approved: Denied: Date:

CPC Contact Information:

Robert MacCready – Housing Authority	maccready@haconcapecod.org
David Purdy – Housing Committee	capedave@yahoo.com
Robert Bradley – Historical Commission	bradleybob60@yahoo.com
Janet Bowers – Rec. & Youth Commission	janquiltoncc@gmail.com
Katherine Green – R.E. & Open Space	seuf055@aol.com
Walter Diggs – Conservation Commission	cordovawwd@aol.com

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USED AS EXHIBIT SPACE



Brooks Academy Museum
 Harwich Historical Society
 Harwich, Massachusetts

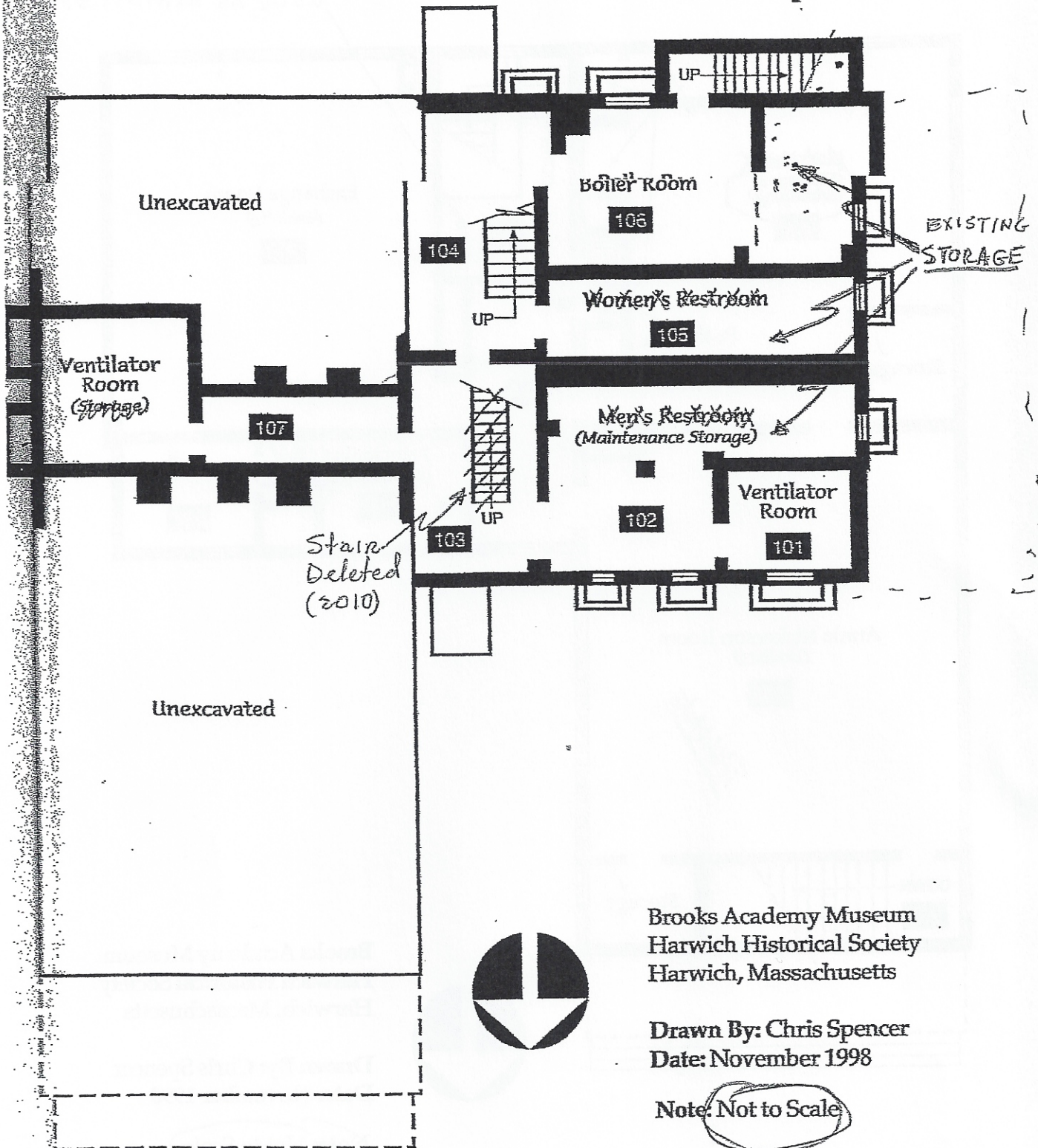
Drawn By: Chris Spencer
 Date: November 1998

Note: Not to Scale

SECOND FLOOR PLAN

16/20

4B6



Brooks Academy Museum
Harwich Historical Society
Harwich, Massachusetts

Drawn By: Chris Spencer
Date: November 1998

Note: Not to Scale

BASEMENT PLAN