

Brooks Free Library CPC Applications up to and including 2016 CPC Projects

2011 Brooks Block building, Restore/replace rotted siding & trim, Restore/replace damaged door, Paint exterior

request for \$39000 Approved by CPC

Hwy replaced some rotted wood, at a cost of \$344 for materials. The remaining balance in that article is \$38,656.

2012 Cape Cod Five building, Rehabilitation, including reconstruction & the extraordinary repairs & restoration & preservation, including, but not limited to:* Restore/replace rotted siding, trim & columns. Remove shelter around door on right side of front. *Paint exterior

\$38,000 CPC did not approve, said that we did not address the cause of the peeling paint

Maintenance vs. Historic Preservation

August 2013 Jeannie Wheeler, Ginny Hewitt & I met with Jim Igoe and his associates from Preservation Massachusetts the statewide non-profit organization that actively promotes the preservation of historic buildings and landscapes as a positive force for economic development and the retention of community character.

September 2013 We spoke with Wendell Kalsow (an architect specializing in historic preservation) about cost of assessment used to submit CPC request for funding for assessment.

2013 We requested a Full assessment of Historic Brooks Block and CC5 bldg

Fall

\$25,000 Approved at May 2014 ATM. Contract awarded to McGinley Kalsow.

Also approved at May 2014 ATM was reallocating the remaining funds from the May 2012 ATM so they could be used for highest priority work on either the Brooks Block or bank building the purpose of moving forward

2014 Assessment not completed at this time, we requested \$65,000 for the May 2015 ATM to begin work when the assessment is completed

Not Approved

2015 Assessment completed.

August 27 Doug Manley presented the Assessment. We invited Town staff and members of all relevant Town boards and committees – unusual step – to open up lines of communication so project would not stall with unexpected roadblocks. Excellent presentation. Great question and answer session. There were 26 attendees including 3 members of the HDHC attending and well as 3 members of the CPC. There was a great question and answer session

This report addressed some issues that have concerned this committee in past years including:

Reason that paint does not adhere to building

Maintenance vs. Preservation – if the paint needs to be chemically removed every 100 years – that's not maintenance.

Siding and trim is primarily original wood. Has not been replaced.

Bank building – 1855 – so 160 years

Brooks Block- 1880 – so 135 years.

Jeannie Steiner has been participating in our work with McKinley Kalsow as our liaison, keeping them updated on the progress. We have not come before the HDHC – September email with request to be placed on the agenda was not answered, meetings are frequently cancelled for lack of quorum.

The CPC approve \$25,000 for a study done by a firm that specializes in this work. Bob Bradley and Linda Cebula agreed that it is a very reputable group. They have restored and preserved the Town Halls and Public Libraries in both Sandwich and Provincetown and have received awards for the work. CPC funds were used for all or part of this work. When we appeared before Capital Outlay they were extremely positive, saying how they were impressed with the consultant's knowledge and professionalism.

We ask that you postpone voting on this project until we can arrange for Doug Manley to come to a CPC meeting to provide answers to your questions and concerns.

Balance remaining:

May 2013 ATM article -\$38656

May2015 ATM article - Assessment - \$1072