

On behalf of the West Dennis Graded School House Committee, I am pleased to submit ten copies plus a digital copy of the following Grant Application to the Community Preservation Committee of the Town of Dennis:

**Architectural and Consulting Services for the West Dennis
Graded School House**

To the best of my knowledge, this application completely and fully complies with the requirement of the instructions for the Application for Dennis Community Preservation Funds for Calendar Year 2024

If you have questions, please contact me directly.

Sincerely,

Bob Poskitt

Cell: 302-545-9347

Email: BobPoskitt@comcast.net

Date Submitted:

Architectural and Consulting Services for the West Dennis Graded School House

Synopsis

1. Project Title: Architectural and Consulting Services for the West Dennis Graded School House (referred to as WDGSH).

2. Organization Name: WDGSH Committee

3. Amount Requested from CPA Funds:

\$45,400

4. Purpose: Historic Preservation

5. Project Site Location: 67 School St. West Dennis, MA 02670

6. Synopsis of Project:

The circa 1867 Greek Revival style West Dennis Graded School House is a two story, wood frame building with a rectangular plan, a side gable roof, and full-length front veranda. The front façade and north elevation are sheathed with wood clapboards while the remaining elevations and the roof are covered with cedar shingles. The slightly larger than residential scale, large 8 over 8 windows, double entrance, and cupola/belfry all distinguish the building as a schoolhouse. The school is located in a pleasant, densely developed residential neighborhood in the village of West Dennis. This school remains on its original site and is only one block south of Route 28 where the majority of the historic commercial and institutional buildings are concentrated.

This building is the only extant example of five similar mid-nineteenth century schoolhouses in Dennis and is one of the oldest surviving schoolhouses of its type on Cape Cod. Moderately wide corner boards, a two-part raking entablature and cornice with narrow cornice returns typify late examples of the Greek Revival style on Cape Cod. Throughout the years the building has been used for many things in addition to being a schoolhouse. These include Town Hall, Scout meetings, youth groups, Teen Town Club, roller skating, the Dennis Historical Society, and the Cape Cod Branch of University Women.

Over the past several years the effects of the weather have taken their toll on the exterior of the building. Noticeable wood decay is present on all sides of the structure. The exterior is in need of extensive scraping and painting. The most noticeable issue is the visible sag of the roof where the cupola is positioned. The east and west side walls also appear to be bulging near the roofline. During this past year water from the cupola leaked into the upstairs Maritime Museum room damaging historical artifacts. The windows are oversized due to the need for more natural light when the school first opened in the nineteenth century. Today, however, those windows are difficult to open and close. With no central HVAC system, the temperature in those public rooms during tours is high and even more uncomfortable if the windows cannot be opened. More importantly, the lack of humidity control places many historical artifacts in jeopardy of deterioration over time.

Applicant Information

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- 7. Project Title:** Architectural and Consulting Services for the WDGSH
- 8. Organization Name:** The WDGSH Committee
- 9. Address:** 67 School ST., West Dennis, MA 02670
- 10. Federal Tax ID Number:** N/A
- 11. Contact Persons:**

Primary Contact

Tom O'Connor

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Financial Contact

Josee Cardinal Young

Finance Director of Dennis

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JYoung@town.dennis.ma.us***Applicant Background*****12. Brief Applicant History**

An Oversight Committee was appointed by the Select Board to be advisory to the Board and make recommendations as follows for the WDGSH:

- A. Maintenance, repairs, and administration of the School House should all preserve the characteristics that contribute to the architectural and historic integrity of the community.
- B. Recommend innovative programs to help the citizens of Dennis to understand the role of the Graded School in the Town's daily life in the mid-nineteenth century.
- C. Recommendations and costs associated with the establishment of an historic center celebrating the Town's history and seafaring heritage.
- D. Recommendations and oversight of care of the permanent collection of artifacts in the School House.

The Committee meets in public session as often as is necessary at a duly designated time and place in accordance with the MA Open Meeting Law. The Board of Selectmen appoints 7 Town registered voters to this Committee for overlapping three-year terms.

12A. Building History

The School was built in 1867 by Benjamin Sturgis for the sum of \$6,875. There was a similar school in each of the other four villages. Those five schools replaced 14 neighborhood one-room schools. Primary and intermediate classes were held in two downstairs rooms and grammar school was upstairs.

A major change occurred in 1922 when the Dennis Town Hall in South Dennis was sold and the annual Town Meetings were officially moved to this building. It was no longer a school after 1931. This building was used for Civil Defense classes and the Red Cross. Central heat was added in 1952 and the kitchen ell in 1957. By 1972 neglect had set in and there was interest to tear the building down. Dennis residents banded together to restore it. The same thing happened again in 1997 and a group of preservationists prevailed. Part of this restoration project included re-design and installation of a new cupola that was larger than the previous one but 100% architecturally correct for the building. In addition, all exterior siding was replaced, the roof was shingled, and the columns and trim were painted. The latter work resulted in Dennis winning the Mass Historical Commission Preservation Award in 2001.

This building is listed on the National Register of Historic Places and on the MA State Register of Historic Places. A Preservation Restriction was placed on this structure on Jan. 4, 2000. That restriction is held by Mass Historic. This Preservation Restriction contains Guidelines as to what are minor vs major alterations. All major alterations will require review by Mass. Historic.

13. Name of Governing Board

The WDGSH Committee

Director - Pat Corcoran

14. Summary of Comparable Projects Completed

Dennis Manse Restoration (CPA Grants 2006 – 2011)

Historical Artifacts Preservation (CPA Grant 2007)

Oil Painting Preservation (CPA Grant 2013)

Framed Glass Protection (CPA Grant 2013)

Howes Cemetery Restoration (CPA Grant 2017)

Digital Archive (CPA Grants 2006 – 2018)

Architectural and Consulting Services for the Jericho Center (CPA Grant 2017)

Exterior Restoration of Jericho (CPA Grant 2020)

Restoration of the Jericho Barn (CPA Grant 2022)

Project Information

15. Project Concepts

A site walkthrough was held on 2/17/23 with Town of Dennis representatives and members of the WDGSB Committee. The following information was reviewed:

The building was constructed in 1867 according to the Town of Dennis Assessor's Card Property Records and State Historic Records.

A renovation project in the early 2000's included a replica of the missing historic cupola/bell tower, addition for the elevator, handicapped restrooms and entrances.

The existing heating system is inadequate for the Maritime Museum use where there are many important historic artifacts on display. Longevity of these artifacts would benefit greatly from a proper HVAC system.

A code review will be completed. Existing and historic Building Code provisions will be explored and implemented as the WDGSB is Historic per the existing Building Code.

The Budget for the Project will be developed on the Existing Conditions Analysis and the Schematic Drawings and Specifications produced by the Architect and its Consulting Engineers.

16. Goals and Objectives

The major goals of this project are to (1) provide a complete exterior architectural evaluation of the building, (2) assess needed renovations and repair work together with accompanying cost estimates, and (3) recommend historically correct materials and construction techniques. Preservation and Repair will include but not be limited to:

Preservation and Restoration of all Historic Windows.

Historic Door Restoration

Preservation of Existing Exterior Siding and Trim Work

Wood Shingle Roof Replacement

Restroom layout and finish.

Evaluation of existing foundation, floor structure, roof structure, and wall structure. Particular emphasis will be placed on review of the cupola.

Heating and ventilation system evaluation and electrical system evaluation and proposed upgrades.

Identifying Accessibility Variances if required.

Existing conditions will be well documented. All available drawings and studies will be reviewed. A visible and photographic assessment of the exterior will be included. Architectural building deficiencies will be clearly documented with recommendations for improvement.

The Architect will assist the WDGSH Committee with all documents required by both the CPC and Historic Commissions.

17. Describe any Legal Issues

N/A

18. Describe How this project accomplishes the objectives of the CPA.

This project fully meets the goals and objectives “for the acquisition, preservation, rehabilitation, and restoration of historic resources” as stated in Section 5b2 of the Community Preservation Act: M.G.L. Ch.44B.

This project also meets the goals and intent of History Sections 1,2,5,6, and 7 in the document Town of Dennis Community Preservation Committee Applications and Criteria.

19. Describe how this project is relevant to the current and future needs of Dennis.

The history section of the Town of Dennis Community Preservation Committee Application and Criteria best summarize below the relevance of this proposal:

Protect, preserve, enhance, restore..... cultural..... resources of significance.

Provide permanent protection of historic resources.

Identify, preserve, and enhance the heritage of the Town of Dennis

Optimize the use and enjoyment of the Town’s historic resources by residents and visitors.

20. Describe how this Project relates to the Dennis Local Comprehensive Plan.

The Plan established goals and minimum performance standards for a town’s Preservation of its Heritage.

We believe that this project is fully compliant with the goals of the Dennis Local Comprehensive Plan, as preserving the historic material described herein provides that human face of history in the Town of Dennis.

Project Implementation and Budget

21. Total CPA Funding Request

The Total CPA Funding Request for \$45,400 breaks down as follows:

Phase 1 - Pre-Design – Existing Conditions

Architectural Pre-Design Services	\$12,144.
Structural Engineering Services	5,175.
Mech, Elect, Plumbing, Fire Protection Engg. Srvs.	3,450.
Subtotal	\$20,769.

Phase 2 - Schematic Design

Architectural Schematic Design Services	\$12,661.
Structural Engineering Services	1,725.
Mech, Elect, Plumbing, Fire Protection Engg. Srvs.	4,370.
Cost estimating Services	2,875.
Subtotal	\$21,631.

Phase 3 - Regulatory Approvals

Prepare and file applications		
Attend historic hearings	(Estimated)	3,000

Total		\$45,400.
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22. Financial Plan

23. Evidence of Interest from Potential Lenders

N/A

24. Listing of Funding Sources

N/A

25. For Community Housing Projects

N/A

Support Documents

26. Letters of Support: Attached

27. References

28. Other Relevant Information

29. Copy of Most Recent US Income Tax Form 990

N/A

30. Certificate of Non-Collusion