

On behalf of the Jericho Historical Center Committee, I am pleased to submit 8 copies plus a digital copy of the following Grant Application to the Community Preservation Committee of the Town of Dennis:

Exterior Restoration of the Jericho Historical Center Barn

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 2023

If you have any questions, please contact me at any time,

Sincerely,

Robert W. Poskitt

Cell: 302-545-9347

Home: 508-394-0310

Email: Bob Poskitt@comcast.net

EXTERIOR RESTORATION OF THE JERICHO HISTORICAL CENTER BARN

Synopsis

- 1. Project Title:** Exterior Restoration of the Jericho Historical Center Barn
- 2. Organization Name:** The Jericho Historical Center Committee
- 3. Amount Requested:** \$149,106.
- 4. Purpose:** Historic Preservation
- 5. Project Site:** 90 Old Main St., West Dennis, MA 02670
- 6. Synopsis of Project:**

The Jericho Historical Center is composed of two historic buildings, the circa 1801 main house called the Captain Baker House, and the Barn. Approximately 20 % of the Barn is circa mid 1800's while the rest was added in the early 1970's. Both buildings and the site are owned by the Town of Dennis and managed by the Jericho Historical Center Committee appointed by the Select Board. The contents or town artifacts of both buildings are owned and interpreted by the Dennis Historical Society.

In accepting the gift of this property in 1962, the Town of Dennis agreed to maintain it as an historic site in accordance with the wishes of Elizabeth Reynard as stated in the deed. The Select Board at that time appointed a committee of citizens to serve in managing, planning, and developing the Center for residents and visitors to enjoy. Throughout the ensuing years all work on both the interior and exterior of both buildings had been handled by the Town of Dennis.

Despite those ongoing efforts to maintain the property to the standards as set forth in the gift of deed, time and weather have taken their toll on this historic property. As a result, in 2018 a CPC grant for \$37,500 was obtained to survey the exterior of the buildings and site and provide a cost estimate for the needed restoration and site improvements. That cost estimate was \$353,561, including \$147,080 for the House, \$86,550 for the Barn, and \$119,931 for the Site ADA work.

Due to the size of this project, it was decided to extend the cost over several years. That resulted in a second CPC Grant application in 2019 of \$147,080 for the house only. It was during that summer, however, that the CPC decided to fund the whole project utilizing longer term financing. As a result, that grant application was increased to the full \$353,561. The Letter of Agreement was signed on Oct. 13, 2020.

A combination of Covid along with several unexpected administrative issues delayed the start of this project until the fall of 2021. And based on the expected large increases in materials and labor over the past couple years and the concern that no bids would be within the Grant monies, the Jericho Committee chose to request separate bids on the Project items. One of the four bids received was within the Grant monies but included only the House and Site work.....not the Barn. That contract was signed on De. 15, 2021, and work on the House and Site is presently underway. The purpose of this application is to provide funding for **Restoration of the Barn.**

Applicant Information

7. Project Title: Exterior Restoration of the Jericho Historical Center Barn

8. Organization Name: The Jericho Historical Center Committee

9. Address: 90 Old Min St., West Dennis, MA 02670

Email: dawn.dellner@gmail.com

10. Federal Tax Identification Number:

N/A

11. Contact Person:

Primary: Tom O'Connor

Deputy Director - DPW

Project Manager: Jericho Preservation

Cell: 774-212-3571

Email: toconnor@town.dennis.ma.us

Secondary: Bob Poskitt

Project Administrator

Cell: 302-545-9347

Email: BobPoskitt@comcast.net

12. Financial Contact

Josee Cardinal Young

Finance Director, Town of Dennis

508-760-6152

Email: JYoung@town.dennis.ma.us

Applicant Background

13. Brief Applicant History

Voters of Dennis accepted the gift of the property called “Jericho”, consisting of the house, barn, and 25,000 square feet of land, at a special town meeting in August, 1962. In accordance with the deed of gift, voters also agreed that funds be voted at Town Meeting to meet the costs of upkeep, and that a House Committee, appointed by the selectmen, act as administrators.

Elizabeth Reynard had purchased the property in 1955 from the original Baker family intending to restore the 1801 full Cape Cod house. She and Virginia Gildersleeve began the restoration using local craftsmen. Before the work was finished, Miss Reynard died, willing Jericho to Miss Gildersleeve with the wish that Jericho be maintained as a West Dennis landmark. After some negotiations with then Selectmen Kirkwood B. Brown and Dean Sears, she offered to give the property to the Town of Dennis as an historical center. The deed of gift, recorded on August 31, 1962, included the following conditions:

“...the granted premises to be used as an Historical Center, for the Town of Dennis, in perpetuity, concerned with the past history and legends and the literature and other arts, old and new, of Cape Cod, and especially the town of Dennis.”

” The grantees shall appropriate sufficient funds at Town Meetings which shall be required to meet the cost of upkeep of the premises, including care of grounds and repairs, and proper insurance coverage of both buildings and contents, so that the premises shall always be in good condition.”

“The Selectmen of Dennis shall appoint a Committee of 5 owners of property in the Town of Dennis, who shall not be required to be registered voters of the Town, to administer the Historical Center, their terms of appointment to be determined by the Selectmen. The foregoing Committee shall solicit the help and cooperation of private organizations in achieving the historical and cultural purpose of the historical center, such as organizing small conferences and exhibits, and gifts of appropriate furnishings, antiques and art objects for the Center.”

The development of the Barn Museum began in 1967. As interest in the Museum and the acquisition of pieces of local history increased, the committee needed more exhibit space. The committee requested and voters at Town Meeting agreed to build and fund an addition to the back and eastern side of the barn. It was completed in 1971.

The Board of Selectmen continues to appoint the 5-member committee.

14. Names of Directors

Dawn Dellner - Director: Jericho Historical Center, Curator: Dennis Historical Society

15. Summary of Comparable Projects Completed

Dennis Manse Restoration (CPA Grants 2006 – 2011)

Historical Artifacts Preservation (CPA Grant 2007)

Oil Painting Conservation (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 Jericho (CPA Grant 2017)

Exterior Restoration Jericho Historical Center (CPA Grant 2020)

Project Information

16. Project Concept

The overall structure of the Barn is good. The exterior (Appendix with 5 pictures), however, needs considerable work. Primary focus of the Project is to replace all 11 windows with historically accurate, full muntin, 6 over 6 windows.

The present windows, original to the 1970's, have fallen into disrepair and are not operational. The top window sashes are no longer stable and can cause bodily harm when being opened and closed. The aluminum storm windows will be removed and not replaced. The trim boards surrounding each window will also need removal and replacement.

The second part of the project is to replace all rotted fascia and cornice boards on all four sides of the Barn. When removing these boards additional repair may need to be addressed as well. The contractor will not know that until the areas have been uncovered.

The roof appears to be in good overall shape and will require only minimum work along with thorough cleaning. The remainder of the exterior trim, including the three doors, will be sanded, sealed, and painted. Several areas along the foundation walls will need brick replacements and new mortar.

17. Project Goals and Objectives

The Goal of this project is to restore the exterior of the Barn at the Jericho Historical Center to the architectural level of excellence of the main Jericho House.

When the Jericho property was gifted to the Town in 1962 it provided space for display and storage of Dennis artifacts that had been given to the Town. Shortly thereafter, the Dennis Historical Society was formed to manage and interpret those artifacts for public display and education.

To many long-time residents of Dennis the Jericho Historical Center has been and continues to be a very visible center of the Town's history. This project will provide the needed funding to restore the Barn and reach the above Goal.

The interior of the Barn is laid out into 6 exhibit rooms. These rooms tell the unique story of various industries present throughout the town of Dennis in the 1800's and early 1900's. They are Farm Life, Salt Works, Ice Farming, Cranberries, Millinery Shop, and General Store.

18. Describe any Legal Issues, Ramifications, Impediments about the Project

None expected, nor anticipated

19. Describe How This Project Accomplishes the Goals and 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 5(b)(2) 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.

As stated in the Letter of Agreement between the Town of Dennis and the Jericho Historical Center House Committee for the House, a permanent sign will be created for the Barn and installed at a location mutually acceptable to both parties, stating that the Project received funding from the Town of Dennis Community Preservation Fund.

The Jericho House Committee, as the Grantee, however, has neither a website nor published brochures, nor do they issue press releases which could be used to communicate to the citizens that the project is being funded through the Town of Dennis Community Preservation Fund. The Dennis Historical Society, however, will be updating its membership, via a monthly newsletter, of the progress on the Barn restoration throughout the summer and fall.

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.

20. 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.

21. 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 in compliance 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

22. Total CPA Funding Request:

Total Required: \$149,106

23. Financial Plan

A line item Project Budget is attached in the Appendix.

Construction costs of \$93,100 are based on bids received on 10/28/21. The lowest of those 4 bids, \$48,300, has been eliminated since it is good only through 12/31/22. Construction Costs of \$93,100 was

the middle bid of the remaining 3. It includes window and trim board replacement, wood shingle repair, masonry, trim work restoration, roof cleaning, and painting. A 6% escalation was assumed until spring 2023 together with a 20% contingency. That same contingency was applied by the Project Manager to the Construction Costs for the Jericho House and ADA Parking and Walkways. Total Soft Costs are \$27,530 with an additional 5% contingency.

24. Evidence of Interest from Potential Lenders

None

25. Listing of Funding Sources

N/A

26. For Community Housing Projects

N/A

Support Documents

27. Letters of Support

28. References

29. Other Relevant Information

30. Copy of Most Recent US Income Tax Form 990

N/A

31. Certificate of Non-Collusion

Appendix

APPENDIX

**JERICO HISTORICAL CENTER
PHASE 2A PRESERVATION AND RESTORATION WORK BARN ONLY)**

4/27/2022

The following preliminary project budget is based upon the current bid/permit documents, dated 9/14/21. Prevailing Wages and Public Bidding are required for this project. Construction Costs are based on bids received on 10/28/21.

Construction Costs for CPC Eligible Restoration/Preservation Work: Construction Costs include: General Conditions, and General Administration, Overhead & Profit.	
Selective Demolition	\$4,375
Masonry Restoration	\$8,962
Masonry and Wood Cleaning	\$4,825
Finish Carpentry - Trimwork, Woodwork Restoration	\$25,985
Wood Shingle Siding Repairs/Preservation	\$6,933
Window Replacement	\$22,498
Ventilation Louvers	\$3,140
Painting - Standing and Running Trim, Corner Boards, Window and Door Trim, Doors	\$16,382
Subtotal Base Price Construction Costs	\$93,100
Performance and Payment Bond (1.5%)	\$1,397
Escalation to Spring of 2023 - 6%	\$5,670
Total Construction Cost (with 20% Contingency \$19,939)	\$120,200
Miscellaneous Project Expenses (Soft Costs)	
Arch. & Eng. Fees (calc. @ 15% of construction cost), 6 Month Construction Period	\$18,030
Furnishings - Furniture - Equipment (FFE) (Omitted by Owner)	\$0
Builder's Risk Insurance (Allowance - Owner to verify with Insurance Company)	\$6,000
Estimated Reimbursable Expenses (shipping, postage)	\$1,500
Project Dog - Bidding Service Fees	\$1,000
Part-Time Clerk of the Works	\$1,000
Subtotal Soft Costs	\$27,530
Soft Cost Contingency 5%	\$1,376
Total Project Soft Costs	\$28,906
Sub-Total Construction Costs and Project Soft Costs	\$149,106
Total Estimated Project Cost	\$149,106

NOTE: (1) Possible project expenses not included in the estimate are:

- * Finance Costs for Project Funding
- * Legal Consultation & Representation
- * Concealed Hazardous Materials Testing or Removal

APPLICATION SUBMITTED BY:

Name of Organization: The Jericho Historical Center Committee

Address: 90 Old Main St., West Dennis, MA 02670

Phone Number: 508-237-6954

Email: dawn.dellner@gmail.com

Chief Executive Officer: DAWN DELLNER

Signature: Dawn Dellner

Name: (if more than one) _____

Signature: _____



