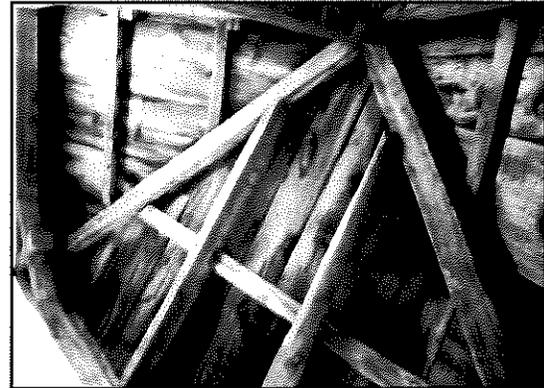


Application for
Dennis Community Preservation Funds
Calendar Year 2016

West Schoolhouse Preservation

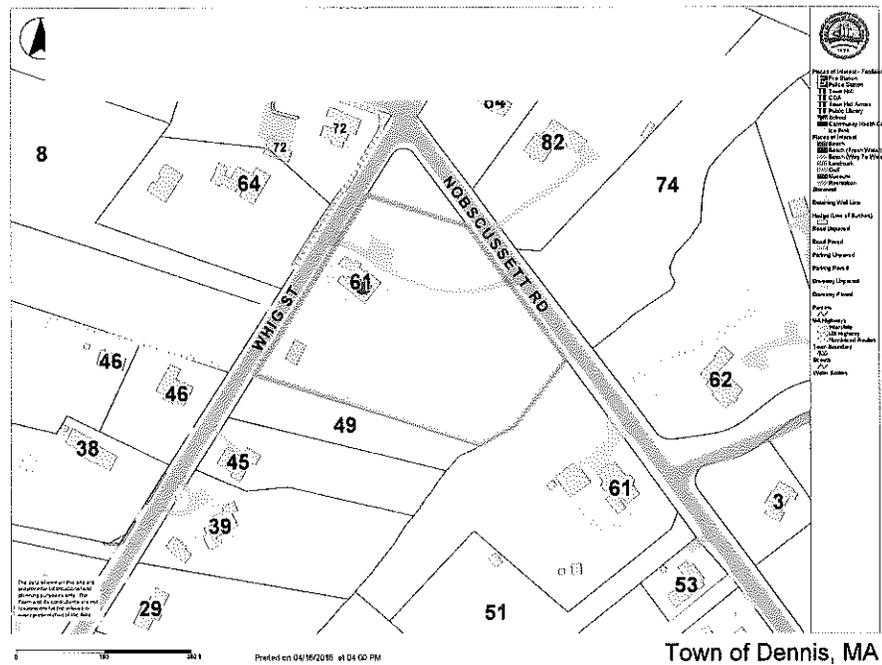
Submitted by the
Dennis Historical Commission



Synopsis

- | | |
|------------------------------------|-------------------------------|
| 1. Project Title | West Schoolhouse Preservation |
| 2. Organization Name | Dennis Historical Commission |
| 3. Amount Requested from CPA Funds | \$ 100,000 |
| 4. Purpose | Historic Preservation |
| 5. Project Site | 61 Whig Street, Dennis, 02638 |

Grounds of the 1736 Josiah Dennis Manse Museum
2.6 acres, Zone R40, Parcel ID 349-41, OKHRDC
Listed National Register of Historic Properties April 24, 1975
Listed Massachusetts Historic Property DEN.331



6. Synopsis of Project The West Schoolhouse, perhaps the oldest one room school in Massachusetts, is in need of restoration. It has significant hip roof and dragon beam architecture. It functions as a museum of mid 1700's and early 1800's educational traditions. Instructional techniques of the Colonial period and the post Revolutionary period are displayed. Significant moisture damage and insect infestation has occurred since 1974 when the building was moved to the grounds of 1736 the Josiah Dennis Manse Museum, thus saving it from demolition.

Applicant Information

7. Project Title West Schoolhouse Preservation
8. Organization Name Dennis Historical Commission
9. Address PO Box 2060, South Dennis, MA 02660
508.394.7311 whiskeyboo@comcast.net
10. Federal Tax Identification Number EO.46001129 (Town of Dennis)
11. Contact Person Diane Rochelle, DHC Chair
130 Shad Hole Road, Dennis Port, MA
02639; 508.394.7311 or
whiskeyboo@comcast.net

Applicant Background

12. Brief Applicant History The Dennis Historical Commission, established in 1973, is governed by Mass. General Laws, Chapter 40, Section 8D. It serves to preserve, protect and develop the historical or archeological assets of the town of Dennis. Members are appointed by the Town of Dennis Board of Selectmen.
13. Names of Commissioners Diane Rochelle, Chair; Joshua L. Crowell; Katharine Delehaunty; Phyllis Robbins Horton; Julia Johnson; Sarah Kruger; Robert Poskitt
14. Summary of Comparable Projects Completed 2013 CPA Grant: Captain Bernard O'Neil Flag Restoration; 2015 Soldiers Memorial Dedication: Coxswain Benjamin Franklin Baker, Medal of Honor Spanish American War

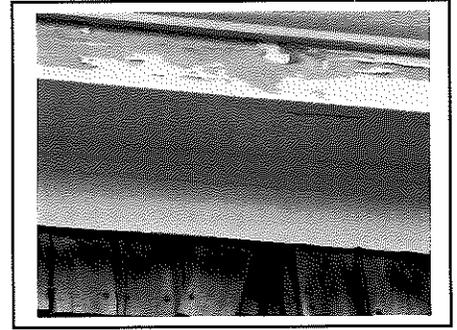
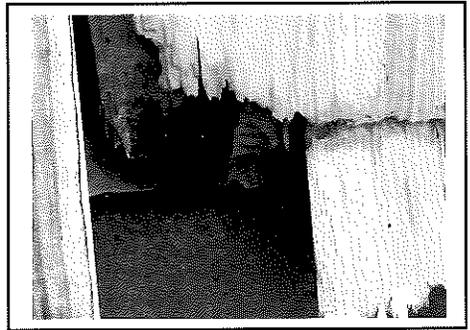
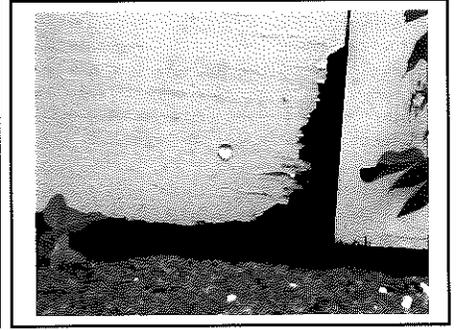
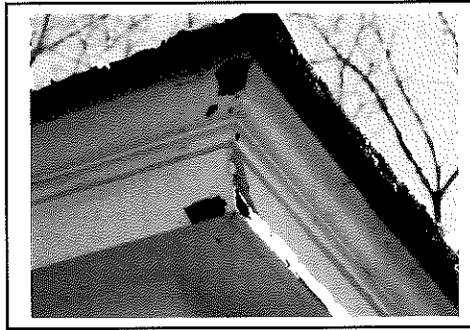
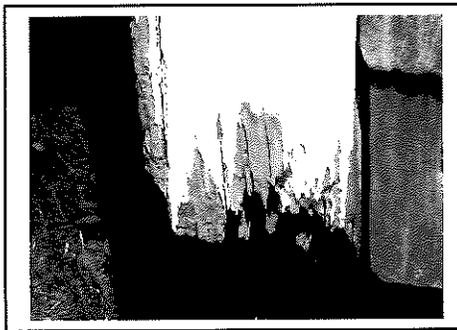
Project Information

15. Project Concept This may be the oldest one room school in Massachusetts and it urgently needs preservation. The National Register lists this school as c1770 but a reference in the Proprietor's Records notes a school in that same area in 1747. The oldest one room school in the United States is in St. Augustine, FL c1716. The oldest one room school in Massachusetts seems to be Eight Lots School in Sutton c1785. The second oldest one room school on the Cape is Central District School in Eastham c1869. Dendrochronology will offer dating information.

16. Project Goals/Objectives

- Dendrochronology, Arborist, Architect, structural engineer and professional consultants (dating, vegetation remediation, architectural plans & structural integrity)
- Approvals from OKHDC and Conservation Commission; public awareness
- Foundation - raise structure, assess & remediate sills, new foundation, face with period appropriate stone - adjust adjacent grade & drainage
- Windows & doors - re-confirm original location & replace with like
- Floor - assess & replace boards with like as needed
- Roof - Assess & replace sheathing & timbers of original hip roof, replace wood shingle with like as needed
- Exterior shingles & trim - assess & replace with like, paint trim as needed
- Systems assessment - fire alarm & suppression, emergency lighting, security - upgrade as needed; dehumidifier installation with exterior drain; track lighting/spotlights
- Barrier free access using video tour shown on Manse DVD to be completed by fall 2016 by Dennis IT Dept.
- Trimming & removal of encroaching trees & vegetation (American Elm tree overhangs on N side of roof)
- Architectural history exhibit boards - interpretive signage of this timberframe, it's hip roof and dragon beams

A site visit will be scheduled, at your convenience.



17. Describe any Legal Issues None known
18. Describe how this Project accomplishes the goals and objectives of the CPA
It restores and preserves a unique historic resource, the oldest educational structure in Dennis and its significant hip roof and dragon beam architecture. West Schoolhouse is listed both on MACRIS and the National Register of Historic places.
19. Describe how this Project is relevant to the current and future needs of Dennis
It provides preservation of a current Dennis museum, the heritage, history and setting so future generations can visually study early Colonial and American education.
20. Describe how this Project relates to the Dennis Local Comprehensive Plan
It preserves and protects the heritage and community character of Dennis. It is an interactive educational museum exhibiting educational practices from our beginnings as a British Colony to the mid 1800's. It is historically, architecturally and culturally significant. It serves to instill pride in residents and visitors, both young and old.

Project Implementation & Budget

21. Total CPA Funding Request \$ 100,000
22. A Financial Plan which must include a Line Item Budget (see attached for estimates)
- Dendrochronology - estimate from Bill Flynt, Architectural Conservator - \$1,716
 - Vegetation Remediation - estimate from Lavelle Tree Service - \$1,650
 - Architectural & Engineering Proposal - estimate from Brown Lindquist Fenuccio & Raber Architects, Inc - \$75,000
 - Additional Consultants - \$10,000
 - Contingency - \$11,634
 - **Project Total** **\$100,000**

The project has several parts. This CPC 2016 application is the first part. It consists of consulting fees to determine the total cost of the project. In May of 2017 a second CPC grant application will request funds for project completion. Estimated total project funding and agreement of a preservation restriction must be confirmed by the Town of Dennis before March 2018 in order to make a competitive application for a \$100,000 reimbursable grant for a MHC Preservation Project Development Grant. That grant is awarded in June 2018 with a required project completion of June 2019.

- | | |
|---|--|
| 23. Evidence of interest from potential lenders | N/A |
| 24. List of funding sources | Available grants and volunteer support |
| 25. For Community Housing Projects | N/A |

Support Documents

- | | |
|--|------------------------|
| 26. Letters of Support | Forthcoming |
| 27. References | N/A |
| 28. Other Relevant Materials | See Attached Estimates |
| 29. Most recent US Income Tax form 990 | N/A |
| 30. Certificate of Non-Collusion | See Attached |

Dendrochronology Study Proposal

The dendrochronology study of the West schoolhouse, Dennis , MA will consist of a site visit by William Flynt to obtain samples followed by sample preparation (mounting, sanding, species confirmation, ring counts), microscopic measuring, data analysis, and a written report, all conducted in Deerfield.

In undertaking a dendrochronology study of any timber frame structure, a number of parameters need to be met in order for the study to have a decent chance of success. It should be noted, however, that even if all the criteria are met, there is always a possibility that the results will be inconclusive.

The following parameters must be taken into consideration;

1. Ideally, 10-15 samples need to be obtained from each distinct period of construction that is being investigated. This is not always possible due to lack of suitable samples.
2. Timber species must be Oak, Pitch pine, Hemlock, Spruce, White pine, or possibly Chestnut as these species are the only ones for which there currently exist regional dated master chronologies/ site chronologies.
3. Waney, or bark edge, timbers of sufficient numbers must be accessible for coring.
4. Timbers must have a minimum of 55-60 growth rings to be useful.
5. While not mandatory, it is best if the study has access to any current research pertaining to the structure/site. Floor/framing plans are also recommended and need to be made available, if they exist, for plotting sample locations.

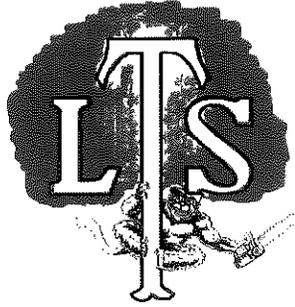
Fees

The cost of the complete study is based on obtaining 10-15 samples per building phase of interest, with a minimum fee set at \$750, should less than 8 samples be taken. In addition travel reimbursement will be figured in as a separate item based on .50/mile. If the project requires more than one day, room and board expenses will be charged at actual costs. If no suitable samples can be obtained, costs will be limited to a prorated daily rate of \$350, plus mileage.

10-15 samples per building phase @ \$100/sample-----	\$1000-1500
Mileage	432 miles @.50-----\$216
Total-----	\$1216-1716

Bill Flynt
 Architectural Conservator
 Historic Deerfield, Inc.
 413-775-7210
 wflynt@historic-deerfield.org

Lavelle Tree Service
 31 Cobb Ave
 YarmouthPort, MA 02675-2432
 T (508) 362-2608/F (508) 362-7649
 LavelleTreeService@Comcast.net



Estimate

DATE	ESTIMATE #
4/29/2016	779

Diane Rochelle West School 61 Whig Street Dennis, MA 02638

DESCRIPTION	AMOUNT
Prune over building, Roof clearance for sun & to prevent further damage to buildin. Two (2) Prunes & three (3) small removals	1,650.00
Grounds of Josiah Dennis Mann AFTER AGREEMENT OF FINAL COST PLEASE SIGN & RETURN (1) ONE COPY	Total 1,650.00

FEE PROPOSAL

Brown Lindquist Fenuccio & Raber Architects, Inc. and our Consultant Team estimates the basic services outlined above for the following fee ranges plus normal reimbursable expenses listed below.

Phase I: Pre-Design & Assessment Phase

➤ Architectural Fee & Landscape Design Fee	= \$18,550
➤ Structural Engineering Consultant Fee	= \$3,500
➤ Mechanical/Electrical Engineering Consultant Fee	= \$2,500
➤ Construction Cost Estimating Consultant	= \$2,500

Sub-Total = \$27,050

Phase II: Design Development & Construction Documents Phase

➤ Architectural Fee & Landscape Design Fee	= \$19,760
➤ Structural Engineering Consultant Fee	= \$4,500
➤ Mechanical/Electrical Engineering Consultant Fee	= \$3,500

Sub-Total = \$27,760

Phase III: Public Contractor Bidding Phase

➤ Architectural Fee	= \$3,500
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Phase IV: Construction Administration Phase

➤ Architectural Fee & Landscape Design Fee	= \$10,950
➤ Structural Engineering Consultant Fee	= \$2,500
➤ Mechanical/Electrical Engineering Consultant Fee	= \$2,500

Sub-Total = \$15,950

Grand Total = \$74,260

(Estimated Fee Range for All Phases = \$70,000 - \$75,000)

For Additional Services: (authorized by the Owner)

Principals	= \$ 185.00 / Hour	Associate Architect	= \$ 125.00 / Hour
Structural Engineer	= \$ 100.00 / Hour	CAD Drafter – Level I	= \$ 90.00 / Hour
CAD Drafter – Level II	= \$ 75.00 / Hour	Administrative Staff	= \$ 50.00 / Hour

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Diane Rochelle Chair 5/5/2016
Signature Title Date

Dennis Historical Commission
(Name of organization or business)

DIANE Rochelle
(Organization President, CEO, or legally authorized agent)

Diane Rochelle
Signature

5/5/2016
(Date of Signature)

