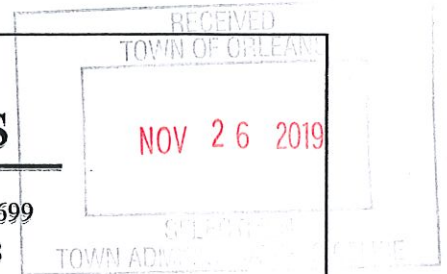




Town of Orleans

19 School Road Orleans Massachusetts 02653-3699
Telephone (508) 240-3700 – Fax (508) 240-3388



COMMUNITY PRESERVATION PROJECT

APPLICATION

Submission Date: November 27, 2019

Project Title: **Galley West Preservation**

Applicant (note if public or private): **The Church of the Holy Spirit (aka CHS) – Non-Profit 501 c 3**

Address: **188- 204 Monument Road**

Telephone: **508-255-0433**

E-mail: **chs@chsorleans.org**

Federal Tax Identification Number (if non-profit): **042223509**

Contact Person (Name & Telephone): **Brian Ridgeway; 408-710-9434; brian.ridgeway@yahoo.com**

Project purpose (Check all that apply):

Open Space Historic Preservation Community Housing
 Recreation

Project Location/Address: **188 - 204 Monument Road**

Community Preservation Funding Request: **approximately \$125,000**

Brief Project Summary, Including Justification of Project Category Checked Above:

GALLEY WEST PRESERVATION

Over the past 150 plus years, the Galley West building has been an integral part of the historical fabric of Orleans. The two-story front part originally served as a portion of the Old Higgins Tavern on the road from Boston to Provincetown (the current 6A) before it was moved to Monument Road prior to 1894. Henry David Thoreau wrote of stopping at the Higgins Tavern in 1849!

In 1894 the galley of the wrecked ship Orissa was salvaged from Nauset Beach and attached to the rear of the two-story structure in its present location on Monument Road.

In 1928 the house was purchased by Florence and Richard Kimball as their home and named it Galley West. In subsequent years the parish of The Church of the Holy Spirit developed first in and then around the Kimball's home, Galley West. Galley West is documented in the Orleans Comprehensive Plan, Section 12.3.1 page 12-6 "Historic Resources".

Since the 1940's the Galley West has served as a part of the parish, first as meeting and Sunday School rooms and for the last 50 plus years it has served as a gift shop for crafts produced by women of the parish.

Maintenance and upkeep of Galley West have always been a part of the parish budget. In the last ten years we have installed double glazed windows, replaced the corner trim boards which were showing rot and repaired rot in the front door trim.

In the last several years the gift shop has been less successful as the Women's Guilds were losing members, producing fewer crafts and customers were not coming to the shop. Recently, the decision was made to close the gift shop and repurpose the space as a Community Art Gallery.

As we removed the fifty plus year old shelving and cabinets from the gift shop it became apparent that the building needed substantial work before it could be safely and comfortably used as an art gallery.

The Church of the Holy Spirit is asking the Community Preservation Committee of the Town of Orleans to assist us in preserving this valuable historic building by granting us Community Preservation Act funds.

The Church of the Holy Spirit

CPC application FY 2021

Galley West Scope of Work

- 1) Secure the foundation, underpinnings and flooring of the Galley West building.
- 2) Modernize the HVAC and bring it up to current best practices.
- 3) Add wall and ceiling/roof insulation in the Inn and Galley portions of the structure without compromising the interior appearance of the Galley portion of the building. Protect the Vernon Smith Mural in the Galley. Isolate the second floor of the Inn section and treat it as an unheated attic.
- 4) Bring the electrical service up to code.
- 5) Install a Fire/Smoke/CO detector system.
- 6) Ensure existing ramp entrance is ADA compliant.

Timing

It is expected that we will commence work after July 1, 2020 and complete it in 2021.

Cost and Project Detail

The Church of the Holy Spirit Building and Grounds committee is currently working with two local contractors, Cape Associates Inc. and Nickerson Home Improvement to lay out the details of the work necessary and the cost of the project.

The initial estimates vary from Nickerson at ~\$118,000 to Cape Associates at ~\$230,000. Both estimates include elements we do not consider critical to the preservation of the building. We are working with both contractors to trim the non-critical elements and to reconcile the two very different estimates.

The project will be followed by Brian Ridgeway, Chair of The Church of the Holy Spirit Building and Grounds Committee.

Financial Data

The Church of the Holy Spirit is prepared to support the ongoing maintenance of the Galley West building and its conversion into a Community Art Gallery.

The magnitude of the restoration necessary to preserve the building was an unpleasant surprise that came to light as we removed the fifty-year-old shelving that had been used for the parish gift shop.

We are asking the Orleans Community Preservation Committee to help us secure the future of the building so that we can convert it into a Community Art Gallery. We already have eighteen local artists who have expressed support for the project.

The *Site of Hopkins Homestead*, located off Tonset Road on Town Cove, was the home of Giles Hopkins. Born in England in 1610, and a *Mayflower* passenger, he settled here in 1648 and died here in 1690. He was the progenitor of the Hopkins family of Cape Cod.

The *Doane Mansion Site* was owned by Squire John Doane (1791-1881), who was a lawyer, state senator and arborist. His land included much of the present day Orleans Center, extending to the Brewster line. His house was removed from its hilltop to make room for Post Office Square. It is now located on Monument Road. The architecture is Greek Revival style.

Jeremiah's Gutter is located at Route 6A near the Eastham town line. It was the course of Cape Cod's first canal, used in 1717 to allow travel from the Bay to Ocean by way of creeks. It was also used extensively during the War of 1812 to elude British blockaders.

Commercial Establishments

The *Country Store*, located on Main Street in East Orleans, is a composition of eclectic architecture. The rear two-thirds was built prior to 1835 by William Myrick. It was sold in 1858 to Lot Higgins and moved to its present site. It was managed by Samuel Higgins until 1935, but later became known as David Bessom's store.

Galley West, a gift shop, is located at the Church of the Holy Spirit at the end of Monument Road near Route 28. The ell on the main house was the galley of the ship *Orissa*, wrecked on Pochet Beach in Orleans in January of 1857.

The *Site of Higgins Tavern* is the site where Henry David Thoreau rested in 1849. In 1829, it was a Stage Coach Tavern and U.S. postal relay station where coaches arrived three times weekly from Sandwich and Yarmouth. The original building is the central section of a present-day motel located on Route 6A.

Snow's Folly, presently the Orleans Inn, is located on Route 6A on Town Cove. The Victorian style structure was built by Captain Aaron Snow in 1875 using lumber from the cargo of a Maine schooner wrecked on Nauset Beach. Captain Snow was an early merchant of coal, grain and lumber transported to Orleans by his 90-ton schooner, *Nettie M. Rogers*, which docked in Town Cove. This was the beginning of today's H.H. Snow and Sons store.

Marine Resources

Nauset Beach is located at the end of Beach Road in East Orleans on the Atlantic Ocean. Several early explorers landed here, including Gosnold in 1602 and Champlain in 1605. The first recorded shipwreck on the eastern seaboard occurred here on December 17, 1626, when the ketch *Sparrow Hawk* was wrecked near Pochet. A German U-boat shelled the coast of Orleans during World War I in 1918 and sank three coal barges off shore.

Pleasant Bay is bordered by Orleans, Harwich, Brewster, and Chatham. Today it is Cape Cod's best inland waterway for boating and striper and bluefishing. The home of Webster Rogers, Orleans last Civil War veteran, is located on nearby Route 28.