



Town of Orleans

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

COMMUNITY PRESERVATION PROJECT APPLICATION

Project Title: **GALLEY WEST PRESERVATION - PART 2** Submission Date: **November 23, 2020**

**Applicant (note if Town, individual or non-profit): THE CHURCH OF THE HOLY SPIRIT (aka CHS)
A NON-PROFIT 501C3**

Address: **204 MONUMENT ROAD**

Co-Applicant, if any (note if Town, individual or non-profit): **NONE**

Address:

Project Contact Person: **BRIAN RIDGEWAY**

Telephone: 408-710-9434 E-mail: **brian.ridgeway@yahoo.com**

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

Project purpose (Check all that apply):

Open Space **Historic Preservation** Community Housing Recreation

Project Location/Address: **188 Monument Road, Orleans, MA**

Community Preservation Funding Request: **\$64,000**

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

This grant is for additional funding required to complete the restoration of the historic Galley West. This building resides on the campus of The Church of the Holy Spirt. The two buildings that make up the Galley West are a portion of the historic Orleans Olde Higgins Inn/Tavern (mentioned in "Thoreau's Cape Cod") and the actual galley of the 1857 Nauset Beach shipwrecked cargo ship, Orissa.

Both of these structures were moved to their current location during the 1800's and have remained in the same location, initially used as a private home and then became part of the CHS campus as the Galley West Gift/Craft shop. The buildings are structurally the same as they were in the 1800's and in need of major restoration work.

The FY2021 CPC grant approval process included documentation supporting the restoration of the Galley West as a significant Orleans historic structure restoration and, the future use as a community art gallery for Lower and Outer Cape town artists, meets the required separation of church and state test for CPA funding.

Galley West Restoration/Preservation Scope of Work

The original FY2021 Grant Request for \$180,000 was based on several 2019 contractor quotes for the total cost to preserve and restore the Galley West and included the following "Scope of Work."

- Secure the foundation, underpinnings and flooring of the Galley West building.
- Modernize the HVAC and bring it up to current best practices.
- 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.
- Bring the electrical service up to code
- Install a Fire/Smoke/CO detector system
- Ensure existing entrance is ADA compliant.

In February 2020, CPC asked us to review the project costs. While the scope of work outlined above is still valid, in response to CPC's request, we submitted the following reduced cost and breakdown:

GALLEY WEST- PRESERVATION/RESTORATION – 02-20-2020 REDUCED FUNDING REQUEST

CATEGORY	ALLOCATION
Foundation Stabilization	\$ 12,000
Restore/Preserve Historic Building Structures – Including framing, walls/plaster, insulation & floors	\$81,000
HVAC	\$19,500
Electrical, Fire, Smoke, Alarms	\$24,000
Permits & Plans	\$4,000
Non Construction Costs – including dump fees, Bouse House, etc.	\$4,500
Contractor Contingency	\$10,000
TOTAL CPC FUNDING REQUEST	\$155,000

The cost reduction was achieved by using some "volunteer labor" plus fund raising to cover some material expenses.

Even though we reduced our grant request from \$180,000 to \$155,000, the CPC asked CHS to accept a reduced FY2021 initial grant amount of \$132,000 and adopt a phased restoration project approach over a two fiscal year period. With this CPC guidance, we were instructed to apply for the additional funds required to complete the restoration in the FY2022 CPC grant process.

FY2022 Scope of Work

The six categories included in the FY2021 scope of work listed above have not changed. However, recent site inspections and preparation revealed some areas of the building's condition have changed over the last year requiring more extensive restoration and also revealed a few new items that need to be added to the total restoration scope.

REVISED WORK - ORIGINAL SCOPE ELEMENTS:

- **Foundation Stabilization:** The 200-year old foundation under the Higgins Inn has further degraded including additional damage in the antique cellar walls and floor resulting in a slumping of the building's floors. As a result, a much more extensive process than originally expected is required including temporarily removing floor boards to gain access to install underpinnings to stabilize a structural wall plus more extensive cellar floor and foundation wall repairs.
- **Protect the Vernon Smith Mural:** The original scope assumed a simple protective tarp drape would be installed to protect the mural during restoration. The degradation of the foundation and a structural wall created a bulge in a mural panel. The mural was installed in 1933 and directly tacked/hung to the Galley wall. Professional art restorers were hired to remove and move the mural to a climate controlled location. Once professionally cleaned and restored, it will be mounted on plywood for stabilization and hung in its original location but no longer physically attached to the structural wall.
- **Framing, walls/plaster/insulation:** When old cabinets were removed during site preparation, we discovered significant dry rot in a section of a Galley wall. The dry rotted boards will be removed and replaced. Additional Galley roof flashing and water directional gutters not originally planned in the Galley roof replacement cost will be installed to prevent future water damage.
- **Fire, Smoke, Alarms:** An updated cost for this work is higher than assumed in our FY21 grant. Current smoke, fire and motion alarms need to be decommissioned during construction and current wiring attached to walls and ceilings needs to be removed and updated. All alarms will be reinstalled when construction is complete.

NEW PROJECT SCOPE ELEMENTS –

- **ADA Compliance:** Wide decorative trim (not original to building) around two internal passages between the Inn and Galley rooms abutted edges of the Vernon Smith mural. The trim needed to be removed to facilitate the safe removal of the mural and will enable the widening of the two internal passages to support ADA access between the rooms. The widening and reinforced header support of these passages was not feasible before the mural was removed. The mural size will not change. When rehung on its own new backing, in its original location, narrow trim will be installed to protect the mural edges.

- **Fireplace and Chimney Repairs:** When removed, the mural backing revealed moisture damage caused by direct contact to a portion of the exposed fireplace brick wall behind the mural. The antique fireplace and chimney also show signs of recent moisture erosion. The fireplace will remain decorative/non-functional but the moisture issues need to be addressed for building and mural safety. The solution is to install a fireplace cap on the chimney exterior, complete some restorative pointing and provide a vapor/moisture sealing treatment to exposed brick.
- **Lead Paint Containment:** As noted in the 2021 Scope of Work, the 2nd floor of the Inn will only be used as an unheated attic. Recent inspections of this area indicate the peeling paint on the walls and ceilings in the attic is lead based and needs to be contained for safety reasons.

**GALLEY WEST RESTORATION TOTAL PROJECT COST
and FY2022 CPC GRANT FUNDING REQUEST**

Reflecting the changes listed above, the TOTAL Updated Cost of the Galley West Preservation is \$196,000 with \$64,000 additional funding requested in FY2022.

GALLEY WEST FY2021 vs FY2022	FY2021	CHANGE	FY2022	CHANGE EXPLANATION
CATEGORY	From Page 2		Updated Total	
Foundation Stabilization	\$12,000	9,000	\$ 21,000	Degradation
Restore/Preserve Historic Building Structures – Including framing, walls/plaster, insulation & floors	\$81,000	3,000	\$84,000	Galley West Rot, Roof Flashing & Gutter Installation
HVAC	\$19,500	0	\$19,500	-
Electrical, Fire, Smoke, Alarms	\$24,000	2,000	\$26,000	Updated Alarms
Permits & Plans	\$4,000	0	\$4,000	-
Non Construction Costs – including dump fees, Bouse House, etc.	\$4,500	0	\$4,500	-
Vernon Smith Stabilization and Restoration	0	12,000	\$12,000	New Work
ADA Compliance, Fireplace & Chimney Repair and Sealing, Lead Paint Containment	0	13,000	\$13,000	New Work
Contractor Contingency	\$10,000	2,000	\$12,000	More Work = More Contingency
TOTAL CPC FUNDING REQUEST FY2021 + FY2022	\$155,000	\$41,000	\$196,000	
FY2021 Funding	\$132,000	-	\$132,000	Actual Approved
Additional funding needed	\$23,000	\$41,000	\$64,000	\$23,000 + \$41,000

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

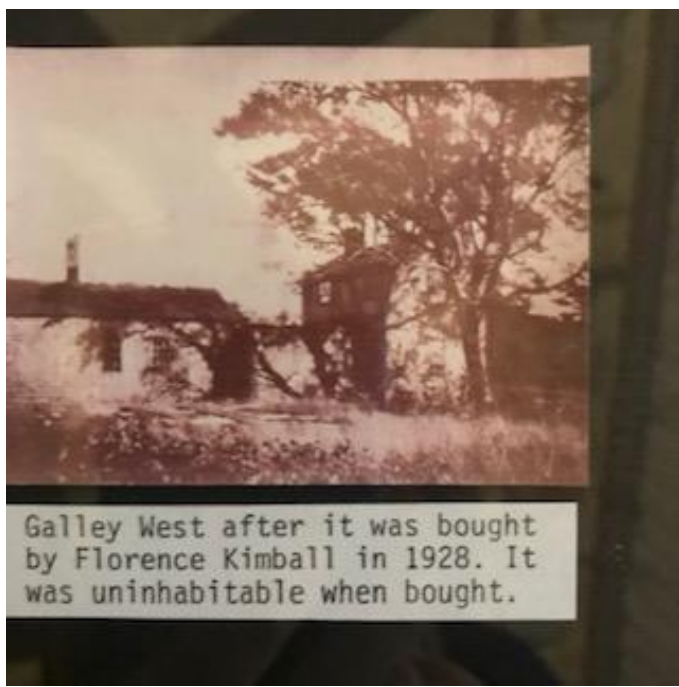
The Church of the Holy Spirit is prepared to support the ongoing maintenance of the Galley West building and its conversion to a Community Art Gallery.

Addendum:

- Exhibit 1 - Historical and current photographs of the project structures.
- Exhibit 2 - Building diagram

EXHIBIT 1

GALLEY WEST - 188-204 MONUMENT ROAD, ORLEANS MA ON GROUNDS OF THE CHURCH OF THE HOLY SPIRIT

<p>The following pictures are archived pictures of Galley West circa 1928 – 1933</p>	<p>Picture Explanation</p>
	<p>Galley west as it was in 1928 when Florence Kimball purchased the 3 acres of land with these buildings.</p> <p>Right 2-story = Higgins Inn portion moved to location in 1860's</p> <p>Behind it is Galley from Orissa;</p> <p>A later renovations by Kimballs removed door and window; Current Galley has 3 windows and no door.</p> <p>Far Right is a kitchen room – later removed by Kimballs.</p>
	



The Galley West in 1933 after it was spruced up by Richard and Florence Kimball.

Galley West circa 1928

Kimballs cleaned it up



Front room of Galley West when it was the Kimball residence.

Circa 1930 –

Fireplace has since been faced with pine boards.

The following pictures are current day 2019 views of Galley West- inside and outside



Front of “Galley West”
South side – faces Monument Road
2 Story Structure:
A portion of Old Higgins Inn and Tavern
formerly located on Old Kings Highway
(current 6A);

Moved to current location circa 1850;

Mentioned in Henry David Thoreau’s
journals as a stop during his walking tours
of Cape Cod in 1849



Tavern/Inn
West/South view



Tavern/Inn
East side view
Blue door is entry to 1990 parish hall
addition



**View from front door of Tavern/Inn
looking south to Monument Road**



West side of "Galley West"

2nd floor of Tavern/Inn is an attic

1-story structure with 3 windows is the actual Galley/kitchen from 1853 shipwrecked Orissa; salvaged and moved to current location in 1895

Galley includes a full wall mural painted in 1934 by Cape Cod artist, Vernon Smith



Inside View - Tavern /Inn

First floor front door

Angled ceiling is staircase to 2nd floor attic



**Tavern/Inn –
First floor**
Stairs to 2nd floor attic



**Tavern/Inn –
First floor**
Fireplace on north side of room will be preserved but non-functioning
Doors on left and right lead into Galley room





Tavern/Inn
Inside –walls
Current wall construction:
Outside = shingles;
Inside Yellow = fiber board
Inside Blue = ship lap

No insulation or sheetrock



Tavern/Inn
Close up view of wall



Tavern/Inn
Original foundation in crawl space.
Some erosion;



Stone steps from Galley floor hatch into
crawl space under Tavern/Inn.



Galley – inside facing south

Note curved ceiling is actual wood from the shipwrecked Orissa; will remain exposed

Full Wall Mural by Vernon Smith will remains.



Walls lean in as they were on the Orissa ship



Actual ship cook's cleaver as found in galley kitchen ceiling when structure was salvaged in 1895

Galley –

View of Galley from Tavern door opening left of fireplace

