

CPA Project Application Form

Final

[CPC Use Only: Date Received 2-21-24 By: Katie Berry
Assigned CPC #2025- 08]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Theall First Aubrey
Organization(s) (if appropriate) Groton Historical Commission

b.) Regional Project: Yes ? or No? ? If Yes, Town/Organization:
Not a regional project

2. Submission Date: 2/22/24

3. Applicant Address: St. 197 Maple Avenue
City/ State: Groton, MA ZIP: 01450

4. Ph. # 6173145755 Email: aubreytheall@hotmail.com

5. CPA Purpose. Check all that apply:
Community Housing ☐ (Affordable Housing ☐ Historic Preservation* ☒ Open Space ☐
Recreation ☐

* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6. Town Committee or boards participating: Groton Historical Commission

7. Project Location/Address: Martins Pond Rd (Gibbet Hill Farm)

8. Project Name: Bancroft Castle Preservation Study

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Gibbet Hill Farm, LLC	32 Birch Hill Rd., Newton, MA 02465		webberjosh@hotmail.com
Project Manager	Aubrey Theall	197 Maple Avenue, Groton, MA 01450	617-314-5755	aubreytheall@hotmail.com
Lead Architect				
Project Contractor				
Project Consultants				
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement ☐ Deed ☐
Option agreement ☐ Other-describe: _____

11. a.) Assessor info. (map/ block/ lot id.(s)): 116/3/111 b.) Tax classification type: 1320

12. Permits required: Zoning: _____ Historic Preservation: _____ Other : None believed to be needed for a study

13. Historic Commission Approval signoff (when required): Project is sponsored by Histcomm Date: _____

14. a.) Project cost \$ 16,240.00 : Estimate ☐ Professional quote ☒ b.) Requested from CPC:
\$ 16,240.00 c.) Committed from other source: \$ \$0.00 If applicable: annual anticipated total
income: \$ N/A Annual anticipated total expense: \$ N/A Anticipated net income
(loss): \$ N/A Name of Estimator name/company: Cirrus Structural Engineering (ncludes 12% contingency)

15. CCP Objectives - use codes from **Section 5 of Community Preservation Plan** to indicate all that apply: 5.1.2

16. Project Timelines: Proposed Start Date: 7/1/24 Projected Complete Date: 9/30/24

17. Estimated Delivery Date of Completion Report to CPC: 10/15/24

18. Project description and explanation (attach additional sheets as needed): _____

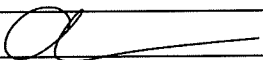
The Groton Historical Commission proposes to commission a study by a qualified masonry preservation/engineering firm to determine the structural integrity of the remains (masonry) of the popularly known "Bancroft Castle" atop Gibbet Hill. This study would additionally outline a strategy to preserve these remains to the maximum extent practically and economically possible and include estimates as to the cost of that preservation plan. The property owners (Webber family) have expressed a willingness to contribute financially to the preservation work (see attached letter of support). Please see the attached narrative summary for additional detail regarding the Castle and the proposed project.

19. Feasibility: Please see attached for examples of similar studies successfully funded through the CPA in MA.

20. List of attachments: Narrative project summary, examples of similar projects, letters of support from the Webber family (property owner), the Groton Conservation Commission (conservation restriction holder) and the Groton History Center, RFP letter, project bids (3).

21. Additional Information: It is anticipated that this study would precede a subsequent fundraising effort (which could include an application for additional CPA funding) for the actual work of preserving the Castle remains as per the plans outlined in the contemplated study. This subsequent project may also include improved signage, interpretive materials, etc. Historical Commission plans to pursue additional funding sources to assist with the second phase, which is expected to be larger.

22. Management Plan: Aubrey Theall and Joshua Vollmar of the Groton Historical Commission would be charged with administering the proposed project and managing the selected vendor to complete and deliver the proposed study.

23. Applicant Signature:  Date: 2/21/24

Co Applicant Signature: _____ Date: _____

Co Applicant Signature: _____ Date: _____

Introduction:

The "castle" on Gibbet Hill, one of Groton's most recognizable landmarks, was created starting in 1904 for Gen. William Amos Bancroft, a Groton native who became president of the Boston Elevated Railway in 1899. It was intended to be the stables and carriage house for his Shawfieldmont estate, an adjunct to the mansion planned for the crest of the hill but never built. Despite its old-world appearance, the castle contained plumbing and electricity, and was built with modern formed concrete. In 1906, Bancroft had parts of the interior finished off to be used as a seasonal residence for his family.

Bancroft sold the property in 1912, and two years later, the castle found a new use as a long-term recovery hospital run by Dr. Harold W. Ayres, which focused on tuberculosis patients, and after a government contract in 1920, on World War I veterans. The hospital closed in 1928, and the next year, the property was rented to the elite Groton Hunt Club for use as their clubhouse. However, on the evening of July 4, 1930, trespassers on the property set off firecrackers, catching the castle on fire, and the wood portion of the structure was a total loss.

In 2000, Groton residents Steve and Nancy Webber purchased the castle along with Gibbet Hill to preserve it from development. In 2002, a conservation restriction and easement were placed on the property, which allowed the castle to be open to the public.

Although minimal restoration was made to the ruins at the time they became accessible to the public, ongoing deterioration of the structure has continued for more than 93 years since the fire in 1930. As the site has become one of the most visited tourist attractions in North Central Massachusetts, the danger of both the site being further damaged and of someone being injured continues to grow. The dangers were most recently highlighted in the winter of 2022-2023, when a tree fell on and destabilized the northeast corner of the structure, which has been cordoned off for public safety.

Without intervention the remains will continue to deteriorate and eventually its significant features will be lost.

Proposal:

The Groton Historical Commission ("GHC"), partnering with Webber Family (property owner) and the entities that hold the conservation restrictions on the property (the Groton Conservation Commission and Massachusetts DEP) propose to commission a professional study by a qualified masonry conservation/engineering firm to assess the condition of and determine what reasonably and economically can be done to preserve the remaining structure. The Historical Commission would also utilize this process as an opportunity to have the Castle inventoried in the Massachusetts Historical Commission's MACRIS system. The Webber Family

and Groton Conservation Commission have endorsed this concept. MA DEP's endorsement is in the process of being finalized as of the date of this application, actual preservation work on the structure will require a Stewardship Plan (this has been drafted and will be presented to the Stewardship Committee on 2/21).

Costs:

GHC is has conducted a request for proposals (sample letter attached) from qualified masonry firms (sourced primarily from the Preservation Massachusetts Preservation Directory) to assess the condition of the remaining structure and develop a conservation plan. Three bids were received (attached) and the low bid of \$14,500 is from Cirrus Structural Engineering. Cirrus appears well qualified and cites numerous similar projects in its bid. A contingency of 12% has been added to the bid amount for the purposes of this application for a total approved amount of up to \$16,240.

Management Plan:

GHC members Aubrey Theall (Chair) and Joshua Vollmar would be responsible for organizing the request for proposals, selecting the most appropriate firm and providing project oversight. Should this project be approved at the Spring 2024 Town Meeting we expect completion by September 30, 2024.

Previous CPA funded projects:

The Groton Historical Commission has successfully completed numerous CPA funded projects, a listing of which is attached as Exhibit A.

Conformance to CPA allowable spending chart:

"Section 2 of the CPA legislation defines historic resources, preservation, and rehabilitation. Under CPA, an historic resource is defined as a building, structure, vessel, real property, document or artifact that is either:

- listed on the State Register of Historic Places; or
- determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city or town.

CPA funds may be spent on the acquisition, preservation, rehabilitation and restoration of historic resources."

The sponsorship of this application by the Historical Commission serves as its determination of historical significance of the structure..

Summary:

The Bancroft Castle is a well-known, much visited and much loved piece of Groton's history that is deteriorating and is in danger of loss. Assessing the condition of the remains and developing a preservation plan is a necessary first step in helping to ensure that this asset is preserved for the enjoyment of the public for generations to come.

Respectfully submitted:

Aubrey Theall, Chair, Groton Historical Commission
aubreytheall@hotmail.com

Joshua Vollmar, Groton Historical Commission
joshua.vollmar99@gmail.com

Exhibit A- Prior GHC/CPC Projects:

- The Community Wide Preservation Project (2 phases 2005-2007), the inventory of historic structures throughout town.
- Community Wide Reconnaissance Archeological Survey, Management and Interpretive Planning, Inventory of historic and prehistoric resources in Groton.
- Community Wide Agricultural Historic Context Development Inventory and Management Planning, inventory of agricultural resources in Groton.
- Co-sponsored the placement of the Old Groton Meetinghouse onto the National Register of Historic Places.
- The Milestone Restoration Project of 2015, brought all twenty seven milestones up to present day preservation status.

Exhibit B (similar successful CPA projects related to masonry preservation studies/plans)

Amherst, MA- Town Tomb Engineering Study, 6/16/07

To pay for an analysis of the masonry portions of the Town Tomb, the development of cost estimates and bid specifications for resettling and securing those structural elements, and for installing a more secure and original Tomb door.

Grafton, MA- Stone Arch Bridge Study, 5/2/2005

To hire a consultant to provide a master plan and cost estimate for preservation of a historic stone arch bridge.

Canton, MA- Canton Corner Cemetary, Phase II, 5/18/15

Fund an engineering study to develop (1) an historically appropriate and sound design to restore an 1882 Receiving Tomb and adjacent to tomb vaults (dating to 1837) and (2) a solution to an erosion problem impacting several gravestones dating to the 17th century.

Stockbridge, MA- Curtisville/Larrywaug Bridge Repair Engineering Study, 5/19/14

Engineering study for repair and restoration of the Curtisville and Larrywaug historic stone arch bridges.

Westford, MA- North Main St Retaining Wall Study, 5/26/11

To conduct a structural, historical, and engineering review of the granite retaining wall along North main Street and any other related costs

Town of Groton Historical Commission
173 Main Street
Groton, MA 01450

Via Email

January 8, 2024

Cirrus Structural Engineering
Elizabeth Acly, Principal
19 Woodland Terrace 2
Columbia, CT 06237

Dear Ms. Acly:

The Town of Groton Historical Commission (the "Commission") is requesting proposals to conduct a study of the structural integrity of the remains of the "Bancroft Castle", to develop a masonry preservation plan and to provide approximate cost estimates for the preservation work specified in that plan. The Commission requests that the findings of this study be consolidated into a single written report.

The Bancroft Castle, as it is popularly known, was constructed beginning in 1904 for General William A. Bancroft. It was originally intended to be a carriage house and stables, but was converted to a seasonal residence in 1906. It is located atop Gibbet Hill near the town center of Groton, MA, on Assessor's parcel #116-3.1. The Castle was sold by Gen. Bancroft in 1912 and converted to a private hospital in 1914 that operated until around 1928. In 1930 it was lost to a fire. The masonry portions of the building (which resemble a castle) survived the fire and remain present to this date. They are a popular local landmark, accessible by public trail from Lowell Rd (Rt. 40) over a conservation easement (deed restriction dated December 27, 2002 recorded with the Middlesex County Registry of Deeds, book 37519 page 362). Unfortunately the passage of time, effects of the elements and lack of maintenance are causing deterioration of the remains.

Respondents are advised that the Commission is sponsoring an application for funding of this study through the Community Preservation Act and, if successful, it is expected a contract would be awarded on or around July 1, 2024 with the report due by September 30, 2024. Please bear these dates in mind as you prepare your proposal.

The Commission reserves the right to accept, reject or negotiate any individual proposal, in its sole discretion. Potential respondents are advised that funding for this study has been applied for but is subject to various approvals and is not yet certain. This request for proposals shall expressly not be interpreted as creating a binding contract among the Historical Commission and/or the Town of Groton and any respondent.

Responses to this request for proposals are requested by the close of business on January 31, 2024.
They may be emailed to the Chair of the Historical Commission at the below referenced email address.

If you have any questions regarding this request for proposals please contact me at
aubreytheall@hotmail.com or (617)314-5755.

A handwritten signature in dark ink, appearing to be 'Aubrey Theall', with a long horizontal flourish extending to the right.

Aubrey Theall
Chair, Town of Groton (MA) Historical Commission

Theall, Aubrey

From: aubrey theall <aubreytheall@hotmail.com>
Sent: Wednesday, February 14, 2024 11:55 AM
To: Theall, Aubrey
Subject: Fwd: Proposal: Study and Report of Bancroft Castle, Groton, MA

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST
ATTENTION : COURRIEL EXTERNE. NE CLIQUEZ PAS SUR DES LIENS ET N'OUVREZ PAS DE PIÈCES JOINTES AUXQUELS VOUS NE FAITES PAS
CONFIANCE

Sent from my iPhone

Begin forwarded message:

From: aubrey theall <aubreytheall@hotmail.com>
Date: January 31, 2024 at 9:24:29 AM EST
To: Richard McGrath <mastermasonmcgrath@gmail.com>
Subject: Re: Proposal: Study and Report of Bancroft Castle, Groton, MA

Richard- Received, thanks. I'll get back to you with a few questions shortly

Aubrey

Sent from my iPhone

On Jan 31, 2024, at 9:20 AM, Richard McGrath <mastermasonmcgrath@gmail.com>
wrote:

Richard L McGrath
22 Cushing Lane
Lunenburg, MA 01462
978-375-2689
mastermasonmcgrath@gmail.com

PROPOSAL

TO: Aubrey Theall
PROJ: Study and Report of Bancroft Castle
Groton, MA
DATE: January 31, 2024

We propose to conduct a study of the condition of the Bancroft Castle, Groton, MA, and submit a detailed report of the condition and a proposal for remedies to stabilize and preserve the existing masonry structure. A cost assessment for labor and materials for such remedies will be included in the report.

Cost of the Study and Report: \$22,200.00
Terms of Payment: On completion



10 Langley Road
Suite 202
Newton Centre, MA 02459
T 617.916.5661
F 617.477.2350
bcausa.com

February 16, 2024

Aubrey Theall
Chair
Town of Groton Historical Commission
173 Main Street
Groton, MA 01450

Re: Bancroft Castle - Structural Study and Preservation Plan

Dear Aubrey:

Building Conservation Associates, Inc. (BCA) is pleased to submit this proposal to the Town of Groton Historical Commission to conduct a study of the structural integrity of the remains of the Bancroft Castle. We are teaming with Silman, structural engineers to perform the study. BCA and Silman have worked on similar projects and welcome the opportunity to provide guidance regarding this important structure.

Scope of Work:

Based on the RFP we understand that the Bancroft Castle was constructed in 1904 and was used as both a private seasonal residence as well as a private hospital through the late 1920's. In 1930 the primary timber structure was lost due to a fire leaving only the masonry ruins which remain in some form to this day.

Site Visit:

BCA and Silman to conduct an initial site visit to observe the existing conditions. Observations would be made from the ground, unless lift or ladder access can be provided by the Town to view the upper areas of the structure.

Structural Integrity Study (Silman):

Initial observation report will be issued based on the conditions noted. Silman will review and comment on any general stability concerns and identify key elements that require attention. The extent of the review will be visual observations only with no exploratory openings or probes.

Optional Scope: Structural analysis / temp shoring sketches: Perform a general stability analysis on the free standing masonry walls to determine their capacity to withstand code mandated external wind / seismic loads. Based on our initial review of available online photos many of these walls appear to be multi-story tall and unbraced. Our experience with these types of structures is that they are unlikely capable of withstanding code loading. This can be important to not only determine appropriate bracing for these walls, but also to ensure public safety in or around these walls.

Silman recommends that this analysis be done to understand what the current wall capacity may be as it compares to the code loading so that the Town can understand the risk associated with various levels of intervention (from simply restoring the masonry, to adding supplemental bracing for full code loads). The analysis will enable Silman to provide high level sketches for bracing schemes that might be appropriate for the site / preservation that can be priced.

Masonry Preservation Plan (BCA):

BCA will conduct a conditions review of the stones and mortar and identify any necessary non-structural repairs.

BCA will compile one comprehensive Preservation Plan, incorporating the structural observations and recommendations from Silman, the masonry restoration observations and recommendations from BCA, and the estimates of probable cost in one combined report. The report will be illustrated with photographs. The report will recommend future testing or probes if necessary to address specific concerns raised during the initial investigation and review.

Estimates of Probable Cost:

Prepare cost estimates for the recommended scope of work.

Fee Proposal

Base Scope:

Silman Initial Site Visit and Observation Report	\$ 8,000.00
BCA Site Visit, Masonry Observations and Preservation Plan	\$10,000.00
Estimates of Probable Cost	<u>\$ 4,000.00</u>
TOTAL	\$21,000.00

Optional Scope:

Analysis and sketches for temp bracing (for pricing only)	\$20,000.00
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Reimbursable Expenses

Expenses shall be reimbursed at 1.1 times cost for travel, billed at current government mileage rate.

Terms and Conditions

1. Attachment A: Terms and Conditions of Professional Service is attached to this contract and incorporated herein by this reference.
2. This proposal is good for 60 days from the date of offer. BCA reserves the right to withdraw this letter of agreement if not executed and returned to our office within 60 days of the date of this letter.



If the foregoing is acceptable please sign below and return an executed copy for our files. Please do not hesitate to contact me with any questions. Thank you for this opportunity.

Offered by:

Accepted by:

Building Conservation Associates, Inc.
Lisa Howe
Director

Groton Historical Commission
Aubrey Theall
Chair

Attachment A
Building Conservation Associates, Inc.
Terms and Conditions of Professional Service

Standard of Care – Building Conservation Associates, Inc. ("BCA" or "Consultant") is a consulting firm, not a licensed professional. The standard of care for all professional services performed or furnished by BCA under this Agreement will be the skill and care used by members of the Consultant's profession practicing under similar circumstances at the same time and in the same locality. BCA makes no warranties, express or implied, under this Agreement or otherwise, in connection with the services provided by BCA.

Compensation - For the scope of services stated in the accompanying proposal or letter agreement, Client agrees to pay BCA the compensation stated in the agreement. Any modification to the contract amount for compensation shall be agreed upon by both parties in writing. BCA agrees to submit invoices monthly for services rendered in the manner and format stated in the written proposal. Payment terms are net 30 days.

Indemnification - Client and BCA each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and BCA, they shall be borne by each party in proportion to its negligence.

Force Majeure - Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

Dispute Resolution - Client and BCA agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement. This Agreement shall be construed under and be governed in all respects by the laws of the State of New York, and any litigation arising out of this Agreement shall take place in a State or Federal Court of competent jurisdiction in New York County.

Termination of Contract - Client may terminate this Agreement within seven days prior written notice to BCA for convenience or cause. BCA may terminate this Agreement for cause within seven days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until BCA has been paid in full all amounts due for services, expenses and other related charges.

Hazardous Environmental Conditions - It is acknowledged by both parties that Consultant's scope of services does not include any services related to the presence at the site of asbestos, PCBs, petroleum, lead, radioactive or other hazardous waste or materials. Client acknowledges that BCA is performing professional services for Client, and BCA is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

Ownership of Documents - All documents prepared or furnished by BCA pursuant to this Agreement are instruments of BCA's professional service, and BCA shall retain an ownership and property interest therein, including copyright. BCA grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying and maintaining the Project alone, and for no other purpose. Reuse or modification of any such documents by Client, without BCA's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold BCA harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client, or from any claim, damage, or expense, including legal fees, related in any way to any

change in BCA's instruments of service or deviation therefrom, after the termination or expiration of this Agreement.

Use of Electronic Media - Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by BCA to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, BCA makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by BCA at the beginning of this assignment.

Construction Phase Services - If this Agreement provides for any construction phase services by BCA, it is understood that the Contractor, not BCA, is responsible for the construction of the project, and that BCA is not responsible for the acts or omissions of any contractor, subcontractor or material supplier. BCA will not supervise, direct, control or have authority over or be responsible for Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the furnishing or performance of the Work.

Opinions of Cost - When included in BCA's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent BCA's judgment as a professional generally familiar with the industry. However, since BCA has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, BCA cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

Duration of Agreement - If services under this agreement are not completed within 18 months, or if the project is put on hold through no fault of BCA for more than 12 months, BCA reserves the right to renegotiate the fees and rates.

Equipment Rental - Any prices for the rental of boom lift, scaffolding, scissor lift, or similar stated in the written proposal are based on verbal estimates. Prices will be confirmed with the client once services commence. The actual charge of equipment may vary slightly due to field conditions (e.g. inclement weather).

Exterior Testing - The temperature must be above 50 degrees Fahrenheit for field testing to take place on the exterior of a building. Wind chill temperature must be above 25 degrees Fahrenheit, and wind speeds must be below 20 miles per hour, for survey or other work to be performed on the exterior of a building.

Additional Services - This Agreement is based on BCA's current understanding of the project and the information available for Consultant review. If during the course of the project new information requires a substantial change to the scope of services, BCA will request a change order for additional services and compensation as required. These additional services will be provided only upon mutual agreement between the parties.

Reimbursable Expenses - All reimbursable expenses will be charged at cost plus a markup stated in the written proposal. Reimbursable expenses include direct costs to BCA, contractor support, equipment rentals, and subconsultant fees.



ABOUT BCA

Building Conservation Associates, Inc. is a private consulting and research firm practicing preservation design, conditions assessments, materials science, and historic building documentation.

Since 1985, BCA has provided custom technology and planning services to architects, private institutions, developers, building owners, museums, and government agencies. BCA's pragmatic philosophy is rooted in construction technology and museum practices. Our company's mission is to make building conservation an economically viable option within the normal parameters of property development and rehabilitation.

BCA is headquartered in New York, with regional offices in Newton, Massachusetts and Philadelphia, Pennsylvania. BCA's staff includes building and object conservators, architects, historic preservationists, scientists, historians, planners, and artisans. Its senior staff members are widely published and have been individually honored with grants, fellowships, and other citations. BCA has won numerous awards for excellence in architectural conservation and historic preservation.

SERVICES

Technology Services

Design
Restoration Design
Construction Specifications
Construction Drawings

Discovery, Research, & Testing

Conditions Surveys
Materials Analysis & Testing
Historic Paint Analysis
Mortar Analysis
Site Probes
Field Mockups

Construction Process

Construction Administration
Site Monitoring
Shop Drawings

Historic Preservation Services

Preservation Design Consulting
Historic Preservation Tax Credit Consulting
Local Landmark Permit Applications
Archival Research
Historic Structure Reports
National Register Nominations

Documentation Services

Photographic Documentation
Measured Drawings
Video Documentation

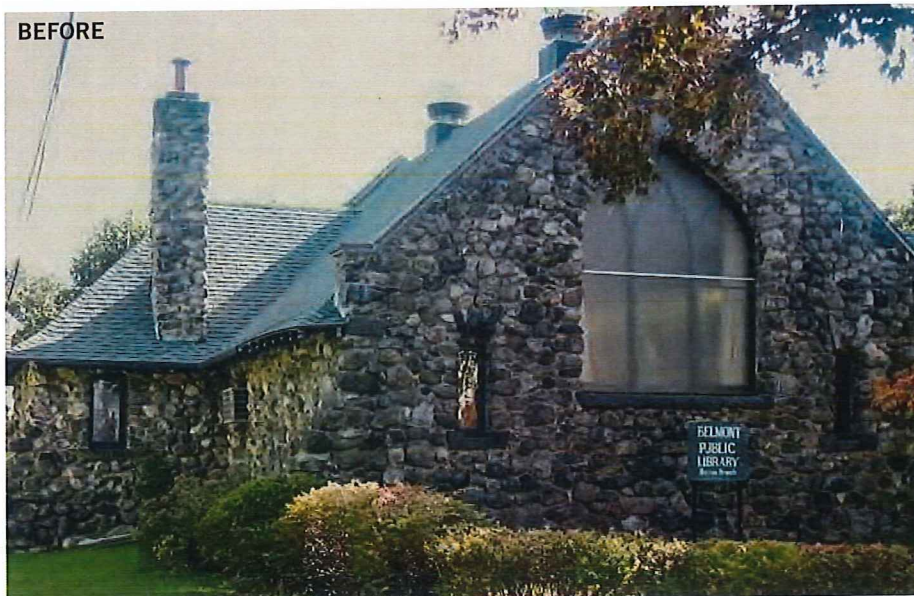
Strategic Planning Services

Facilities Maintenance Planning
Feasibility Studies
Historic Preservation Master Plans

BENTON LIBRARY

Belmont, MA

Chimney Rebuild and Associated Repairs



Client - Owner

Town of Belmont

Scope

Limited Building
Survey

Treatment
Recommendations

Construction
Documents

Construction
Administration



Scope:

Chimney Reconstruction and Associated Masonry, Roof and Interior Wood Repairs.

Description of Services:

Following a catastrophic collapse of the library's chimney in 2022, BCA provided a conditions survey of the damaged portions of the building, construction documents for the reconstruction of the chimney and associated damaged historic building material as well as project monitoring during construction. BCA is currently conducting a conditions assessment and treatment recommendations study for the entire historic structure.

Building Characteristics:

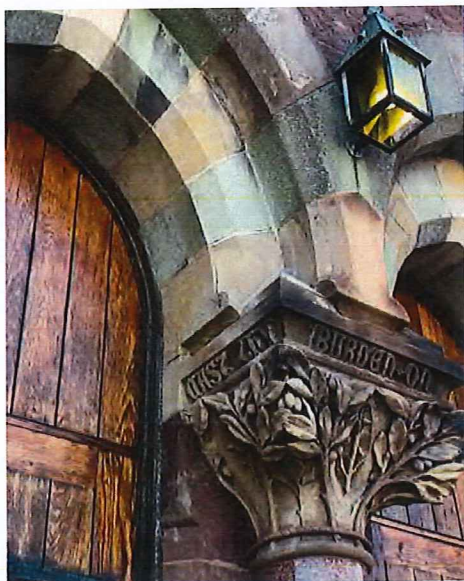
The Benton Branch Library was built in 1892 as the chapel for "The Belmont School for Boys", designed by architects Dull & Downey in the English Revival / Richardsonian Romanesque styles. In 1930, it was converted to a neighborhood library, an early example of adaptive reuse. It is primarily clad in rubblestone and has a stucco and half-timber main entry and distinctive exposed wood rafter tails at its eaves.



UNITED PARISH BROOKLINE

Brookline, MA

Exterior Building Survey and Treatment Recommendations



Client/Owner

United Parish
Brookline

Owner

Archdiocese of Boston

Scope

Historic Research

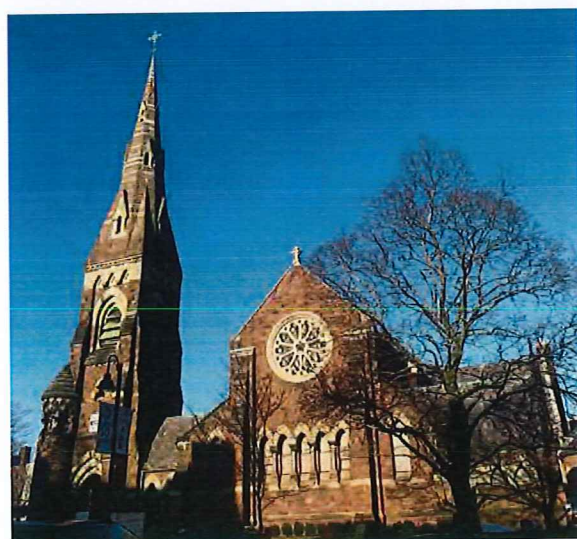
Building Survey

Treatment

Recommendations

Priority and Phasing

Recommendations



Scope:

Conducted exterior historic materials survey, document conditions, provide treatment recommendations and phasing report.

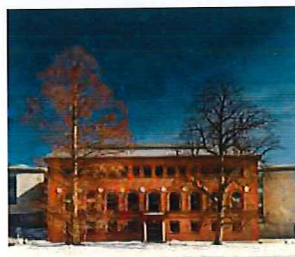
Description of Services:

BCA conducted an aerial lift survey of the church, documenting conditions of the masonry, windows, and roof. BCA provided a report of existing conditions and treatment recommendations of the historic materials, as well prioritizing work and recommendations for phasing should restoration not be completed comprehensively. BCA anticipates further work to complete construction documents for the project.

Building Characteristics:

United Parish in Brookline was completed in 1886, designed by the New York architect Edward T. Potter, with later additions by Shepley, Rutan & Coolidge. It was designed in the High Victorian Gothic style. The church is clad with polychromatic sandstone and cast stone to match the original Pennsylvania Verde serpentine stone that had deteriorated. The building has Vermont purple mottled slate, and multiple pointed arch and rose shaped stained glass windows.





NEW CONSTRUCTION
RENOVATION
ADAPTIVE REUSE
HISTORIC PRESERVATION
STRUCTURAL INVESTIGATION
BUILDING ENVELOPE
SUSTAINABLE DESIGN

Creating, Renewing, Preserving, Sustaining.

TYLin | Silman Structural Solutions (TYLin), has maintained this vision since its inception in 1966. The firm fosters an approach centered on constant collaboration among owners, architects, and consultants to provide the highest quality services possible. Silman has a long-established history of bringing creativity and technical excellence to new and existing buildings of all types and scales.

In 2021, the firm merged with a globally connected engineering company with 3,000+ professionals worldwide. This union formed the TYLin Buildings Sector, which now comprises 200 people across the Americas, with offices in New York City, Buffalo, Rochester, Washington, D.C., Boston, Ann Arbor, Chicago, and Los Angeles. The Buildings Sector has 60+ professional engineers and 20+ LEED accredited professionals.

Although new construction now accounts for 50% of the firm's workload, Silman has developed a special expertise in the engineering of historic buildings. Experience with both historic and modern structures has taught its engineers which technologies work best; they understand both new and old construction, are well versed in the use of all materials, and are willing to create new systems.

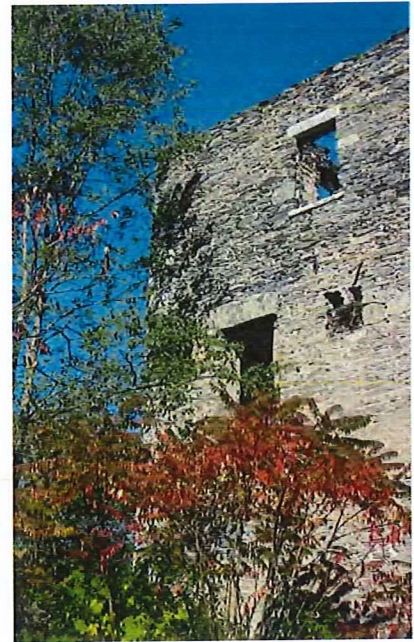
The firm has worked on more than 400 individual landmarks recognized on federal, state, and city historic registers, as well as on scores of other buildings within landmark districts or of landmark quality. Special areas of expertise are in the assessment and monitoring of structures, facade investigation and repairs, investigation of building failures and response to emergency structural situations.

The firm's engineers and drafters have considerable experience in Building Information Modeling (BIM), primarily utilizing Autodesk® Revit® software for modeling, documentation, and coordination with architectural and MEP consultants on many of their current projects. The firm has created CD level documents in Revit for new and existing buildings, and in numerous instances continued the use of BIM through construction administration. A full-time in-house Digital Design Manager is tasked with formalizing an integrated approach to modeling, design, and documentation across multiple software platforms.

The firm promotes sustainable and environmentally responsible design and has long advocated sustainable methodologies in engineering. Silman served as a consultant for a US Department of Energy study that investigated methods for reducing not only operating energy consumption, but also embodied energy. As part of its emphasis on green design, Silman revised its standard specifications so that the default is sustainable and introduced high performance metrics into all of its designs. The firm is a signatory of the SE2050 Commitment to achieving net zero embodied carbon structural systems by 2050.

SHAKER BARN

New Lebanon, NY



2014
40,000 sf

Architect Emergency stabilization: Jan Hird Pokorny; Previous work: Cooper, Robertson & Partners; Historic Structures Report: Page Ayers Cowley Architects

Silman provided structural engineering services for the Historic Structures Report for the old stone barn and ten other masonry and wood framed existing structures on the site. A feasibility study was also performed for further stabilization of the historic barn, and an adaptive reuse concept was developed that would convert the ruin into a working museum and library and upgrade the ten stone buildings to exhibit the Shaker collections. The proposed schemes include rebuilding the barn's original three wings – new construction will follow the shape and scale of the wings – and will house classrooms, a cafe, collection storage, administrative space, and mechanical space.

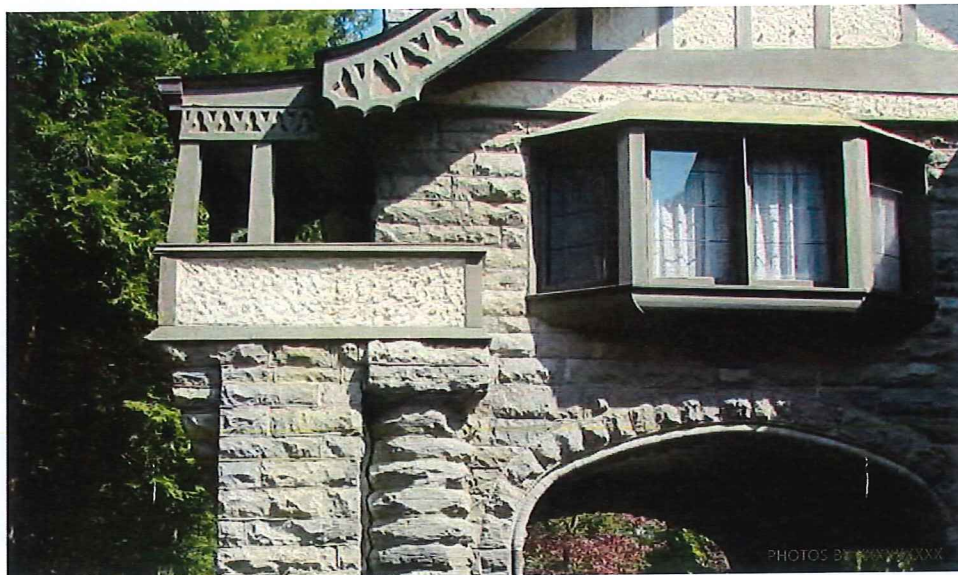
In 2014, Silman worked as the prime consultant in the stabilization effort to protect the ruin from further deterioration, allowing the barn to function as a safe visitor attraction while maintaining its appearance as a ruin and preserving what remains of the original fabric. As part of the this stabilization, the masonry walls were repointed to match the original mortar, and in some locations repaired or rebuilt, to allow for a large-scale injection grouting effort. Additionally, minimal steel bracing was installed in the barn's interior, and damaged lintels were repaired or replaced.

ARCHITECT
Lacey Thaler Reilly Wilson Architecture & Preservation

CONSTRUCTION COST
\$10 million

COMPLETION YEAR
2019

PROJECT AREA
29,000 sf



SARATOGA SPRINGS, NY

Yaddo Mansion

Yaddo is an artists retreat established by Spencer and Katrina Trask. The building began welcoming artists of all mediums in the 1920s. Located on a 400-acre estate, the 1893 Queen Anne Revival mansion is designated as a National Historic Landmark. In 2017, Silman began work on a conditions assessment and comprehensive envelope restoration and renovation to ensure the longevity of the historic structure.

The brick, stone, stucco and wood facade was examined and then cleaned, replaced, or re-pointed. The main structural component was a leaning masonry corner of the main porte-cochère that supported a stone stair to the Spencer Trask's study. The study and portions of the wall were shored in place. The entire masonry corner, stone stair, and portions of the porte-cochère wall were deconstructed and rebuilt on new foundations.

AWARDS/CERTIFICATIONS

- 2020 Preservation League of NYC Excellence in Historic Preservation Award

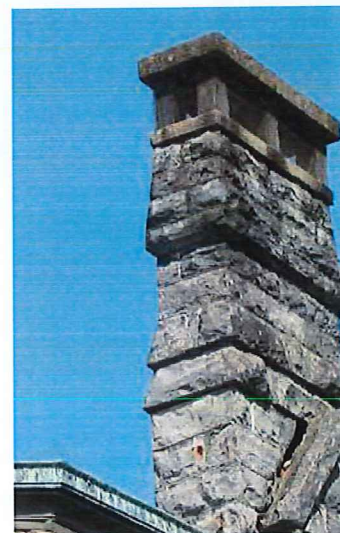




Image Credit: Dadero, Wikimedia Commons

Response to Request for Proposal

Preservation Study of the Bancroft Castle

Groton, Massachusetts

February 2, 2024

Bancroft Castle
Preservation Study

TABLE OF CONTENTS

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January 31, 2024

Aubrey Theall, Chair
Groton Historical Commission
173 Main Street
Groton, MA 01450

Reference: Bancroft Castle, Preservation Study – Letter of Interest

Dear Aubrey:

It is a pleasure to submit this proposal for the Preservation Study of the masonry remains of Bancroft Castle in response your letter and Request for Proposals dated January 8, 2024.

We have researched the building and have a good sense of the project scope. We have read and understand the RFP's conditions and look forward to the opportunity to help preserve this unique piece of local history.

Please don't hesitate to contact us if you have any questions. We look forward to hearing from you soon.

Respectfully Yours,

Cirrus Structural Engineering, LLC

A handwritten signature in black ink, appearing to read 'E. Acly'.

Elizabeth Acly, PE

Principal

bacly@cirruseng.com

Bancroft Castle Preservation Study

II. Project Narrative

Description of Project

The Groton Historical Commission wishes to engage a qualified preservation professional to perform a structural survey and develop a preservation plan for the remains of the historic Bancroft Castle at the top of Gibbet Hill.

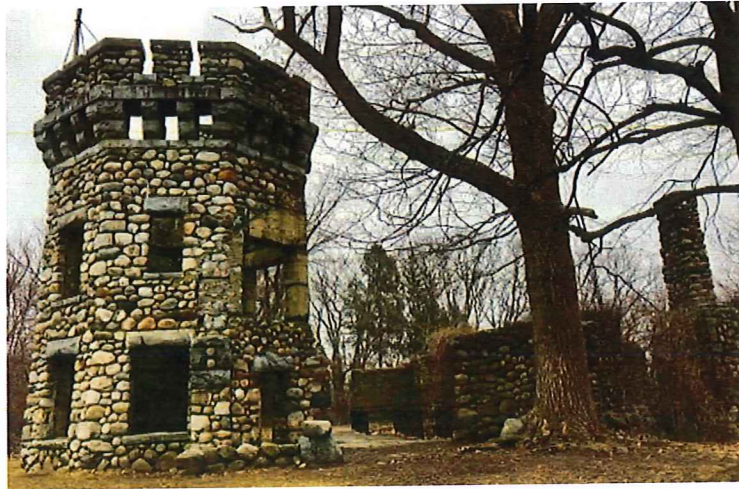


Photo Credit: keithlmoore on Atlas Obscura

The objectives of the proposed assessment, as defined by the RFP:

1. Perform a study of the Bancroft Castle remains to determine its construction, materials, condition, structural integrity, and any other information that may be useful in best serving its current role in the community as an historic tourist destination. The study will be performed in the field through observation and hand's on documentation of the structure as well as in the office through desktop analysis.
2. Document findings in a comprehensive report which will:
 - a. Describe observations of existing conditions supplemented with photographs and annotated diagrams of the Castle's remaining masonry structure.
 - b. Provide a written Preservation Plan that will include prioritized recommendations and associated budgetary estimates. Recommendations will follow the Secretary of Interior's Standards for the Treatment of Historic Properties with the intent of preserving the remains to the maximum extent possible.

Project Understanding and Approach

The overall scope of the project is an assessment of the Bancroft Castle remains based on the Project Description above. Our services shall include the following:

- a. *Initial Meeting (after July 1, 2024, Contract Award date):* Meet with the Groton Historical Commission and any interested parties to review the scope and goals of the project and develop a timeline for deliverables.
- b. *Document Review.* Further research and review of available existing documentation, from Town of Groton, Groton Historical Commission and beyond; to gather information on historic construction and previous repair methodology/materials.

Bancroft Castle Preservation Study

- c. *Field Survey.* Perform a field investigation to document existing building remains and their condition. The investigation will include visual observations, photography and measurements of the general construction methodologies, types of masonry materials, conditions, out of plane movements, areas of instability and identification of environmental conditions with the potential to further damage the remains.
- d. *Desktop Analysis.* Research, analyze and assess as identified in the Project Description above.
- e. *Draft Findings:* Submit draft findings for review by the Groton Historical Commission and any interested parties, meet to discuss.
 - Present overview of findings.
 - Discuss if any unique or unexpected conditions were identified that require additional investigation or consultation beyond the scope initially presented/outlined in the RFP.
 - Discuss proposed list of priority repairs to ensure project goals are being met.
 - Incorporate the discussions and feedback received from Groton Historical Commission to guide the development of the final report.
- f. *Final Report (due on 9/30/24):* Provide the written report as identified in the Project Description above.
- g. *Meeting to discuss report:* If desired, meet with Groton Historical Commission and any interested parties to discuss report recommendations and next steps.

Additional scope not included as part of this phase of the project:

- a. Report-level diagrams of relevant portions of the structure will be provided to document and illustrate salient conclusions; however, a complete set of measured drawings is outside the scope of this project.
- b. The report will describe treatment recommendations; however, these recommendations are cursory in nature and will need further development in the form of design, drawings and specifications to be used as bid or construction documents.

III. Proposed Schedule and Cost Proposal

Proposed Schedule

We can meet the Schedule outlined in the RFP with the Contract Award on July 1, 2024 and completion by September 30, 2024.

Bancroft Castle Proposed Schedule													
Week*	1	2	3	4	5	6	7	8	9	10	11	12	13
Meet with Groton Representatives													
Investigate/Document Existing Conditions													
Meet with Groton to Review Findings													

Bancroft Castle Preservation Study

Preparation of Report													
Review Report with Groton Representatives													

*Week 1= July 1-5,2024; Week 13 = September 23-27,2024

Fee Proposal

- | | |
|--|---------|
| <ul style="list-style-type: none"> • Kick off meeting, review of existing records and information, investigation, and documentation of existing conditions.
(Items A-D in Project Understanding and Approach) | \$7,500 |
| <ul style="list-style-type: none"> • Meeting to review findings, preparation and submission of report.
(Items E-G in Project Understanding and Approach) | \$7,000 |

Proposed Total Fee **\$14,500**

IV. Qualifications and Experience

Project Team

Principal - Elizabeth Acly, PE

Preservation Professional - Olga Hathaway

CAD Designer and Researcher - Penny Norris

Key Strengths

Like the high elevation clouds that have the ability to appear in such detailed forms, the name “Cirrus” symbolizes our commitment to taking a high level view of the project while tending to the details. This process gives us the ability to solve complicated “macroscopic” problems by connecting pieces of finite “microscopic” data. We use this to solve problems at their root cause and to design ingenuitive solutions that cleanly and directly address the problem at hand.

Cirrus' principal, Elizabeth Acly, has over 20 years of experience working with historic and existing structures of all types and materials including concrete, steel, cast and wrought iron wood including timber, balloon and platform framing, and masonry including stone, brick and terra cotta.

Olga Hathaway, who serves as the historic preservation consultant for the project has worked with Cirrus for over 5 years and has almost 20 years of experience working with building envelopes, with a primary focus on historic masonry, roofing and windows.

We pride ourselves in our ability to listen to our clients and customize our reports, designs and consultations to align with their needs.

Licenses and Certifications

The project will be led by Elizabeth Acly, PE, APT-RP who is a licensed structural engineer in the Commonwealth of Massachusetts as well as in Connecticut, New York, Rhode Island, New Hampshire and Pennsylvania. Elizabeth is also a Recognized Professional by the Association for Preservation Technology (APT-RP).

Cirrus Structural Engineering is a Women Business Enterprise certified by the MA Supplier Diversirt Office (MA SDO).

Cirrus Structural Engineering

Bancroft Castle Preservation Study

Summary of Experience

Cirrus Structural Engineering has had the privilege of working with many historic and existing buildings since opening our doors in 2010. We have learned our craft through experience, professional development, and active memberships in organizations such as the Association for Preservation Technology, International Concrete Repair Institute and the Structural Engineers Coalition/ACEC of Connecticut. Most of our projects include either or both a) an assessment of the existing structure for current or proposed use and design, and b) repairs and/or retrofit for existing or proposed use. We follow and / or interpret state and model building codes. In addition, we refer to our extensive digital and physical library of historic publications that guide us on materials that are no longer manufactured or for which current building and material codes do not directly address.

Project Sampling

We have included a samples of our previous relevant projects following this page.

Resumes

Resumes containing more detailed information about the lead engineer, Elizabeth Acly, and Olga Hathaway, envelope and preservation professional follow.



Approach

The name "Cirrus" symbolizes our commitment to start any project by looking at the big picture and pursue the root cause of problems. We then work to create customized solutions for these unusual or unique design issues. As clarity is gained, we focus in on the detail to produce high quality reports, drawings and specifications. The conscious journey from the broad to the specific is our way of providing our clients the best service.

Clients

One of the most rewarding aspects of our work is the opportunity to develop and cultivate relationships. We work with architects and other consultants, building owners/managers and general/trade contractors.

Services

Evaluation

- Investigation and Conditions Assessments of existing structures
- Evaluation of load capacity of existing structures
- Structural and material consultation

Design

- Design of repairs and retrofits of existing structures and building facades
- Design of new structures
- Masonry anchor design
- Construction Documents including CAD drawings and specifications

Construction Services

- Bidding Administration
- Construction Administration

Experience

Materials

- Metals including steel, cast iron and wrought iron
- Wood including timber, balloon and platform framing
- Concrete
- Masonry including stone, brick and terra cotta

Structure Types

- Commercial, institutional, civic, residential, religious, monuments and burial grounds
- Historic Preservation / Restoration, Adaptive Reuse / Renovation
- New Construction

We are a full service structural engineering firm with a forte in historic restoration, building forensics and unique design challenges.

Cirrus Structural Engineering relishes the opportunity to take on the challenge of any project regardless of size or complexity.

Licensed in:

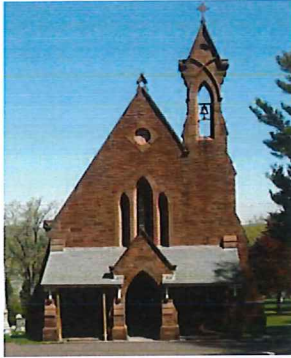
- Connecticut • Massachusetts
- New York • Rhode Island
- Pennsylvania

Registered as Women Owned Small Business Enterprise (State of Connecticut).



Project Sampling

Indian Hill Cemetery Chapel, Middletown, CT



Constructed c. 1867 of load-bearing bush-hammered brownstone masonry exterior walls, this Gothic Revival style chapel is located on the north slope of "Wune Wahjet", a sacred site of the indigenous Wangunk tribe renamed Indian Hill in 1850 when the site became a cemetery. Listed on the Connecticut Register of Historic Places.

Starting in 2012, Cirrus Structural Engineering performed the structural portion of a comprehensive Conditions Assessment; Design and Construction for Phase I was completed in 2016 and included exterior masonry repairs and restoration as well as interior framing repairs. *Role: Structural Engineer of Record.*

Wadsworth Atheneum Museum of Art, Hartford, CT



The oldest public art museum in the United States, built originally in 1844 (Wadsworth), with significant additions in 1906 (Colt), 1910/12 (Morgan), 1934 (Avery) and 1965 (Goodwin). Listed on the National Historic Register. Involvement on multiple projects include:

- Envelope Restoration including reconstruction of the Tennessee marble parapets of the Morgan Building. *Role: Construction Administration, 2010-11.*
- Comprehensive basement renovation to house the collections storage. *Role: Design and Construction Administration, 2013.*

Trinity College Chapel, Hartford, CT



Construction of the Trinity College Chapel, an English-Gothic style structure designed by Philip Hubert Frohman, of Frohman, Robb and Little, was completed in 1932 during the throes of the Great Depression.

Defects in the slate roof, limestone masonry stone exterior walls, and leaded glass windows have been causing leaking in the building for many years. Cirrus performed a conditions assessment to help identify specific building envelope breaches allowing water into the structure to allow Trinity College to prioritize exterior restoration work.

Role: Preservation Engineering and Consulting, 2017.

Pilgrim Hall Museum, Plymouth, MA

The Pilgrim Hall Museum was constructed circa 1824 with significant upgrades and additions throughout the nineteenth and into the early twentieth century, including the Steinway Library addition in 1904. The building is listed on the National Register of Historic Places.

Cirrus performed a forensic assessment of the Guastavino tile vaulting and framing in the Library Wing to determine the cause of cracking which was followed by a repair and restoration project to address the issues found.

Role: Structural Engineer, 2017.

Swift Factory, Hartford, CT

Completed the design and construction administration for the adaptive re-use of this National Register listed gold leaf factory complex into small business production and office spaces. The buildings range in age from 1887 to 1948.

Role: Engineer of Record, 2020.

Bill Memorial Library, Groton, CT

The 1890 Bill Memorial Library building was designed by architect Stephen Earle of Worcester, Massachusetts in the Richardsonian Romanesque style. It has undergone 2 expansions, one in 1907 and another in 1994.

Cirrus contributed to a comprehensive effort to evaluate the conditions of the building with the goal of addressing long-standing building leaks and to provide a general preservation plan.

Role: Structural Engineer, 2020.

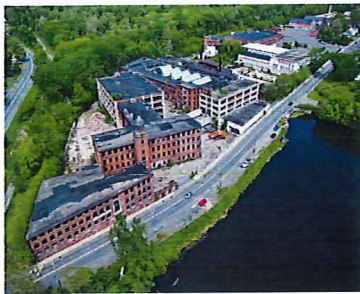
Pac 10 Lofts, Lawrence, MA

A large 6-story slow-burn construction structure originally built as a worsted mill circa 1890 within the Upper Pacific Mill complex, the building is currently being adaptively reused for residences with two stories of parking incorporated into the ground and basement floors. Cirrus was involved as a consultant during Phase 1 of the renovations, and as the Engineer of Record during Phase 2, for which construction documents are now being completed. The building is a contributing resource in the North Canal National Historic District.

Role: Engineer of Record, 2020.

Montgomery Mill, Windsor Locks, CT

Completed the design and construction administration for this National Register listed former tinsel factory on the Connecticut River. Responsible for the structural design of the 1920 reinforced concrete portion of the building, including concrete repairs and work incidental to the adaptive re-use. *Role: Structural Engineer, 2018.*

Ferry Street Mills, Easthampton, MA

This historic 18th and early 19th century textile mill complex is in the early stages of redevelopment into a mix of retail and residential spaces, including site access and parking modifications. Thus far, Cirrus has been involved with design work for the reinforced concrete frame former Dye House constructed in 1916 that will be adaptively re-used as a residential building.

Role: Structural Engineer, 2020.

Suffolk County Supreme Courthouse, Riverhead, NY

This limestone and terra-cotta clad Greek Revival courthouse building was constructed in 1929 following damage to the earlier 1855 and 1881 buildings by fire.

The building underwent comprehensive and extensive building envelope restoration. Cirrus Structural Engineering designed anchorage for resetting new and existing terra cotta façade pieces in 2013. *Role: Anchor Engineer*

Colt Memorial Parish House, Hartford, CT

The Colt Memorial Parish House was constructed as a memorial to the famed Samuel and Elizabeth Colt's son Caldwell in the High Victorian style in 1896. The building was designed Edward Tucker Potter, who also designed the adjacent Church of the Good Shepherd structure in 1869. Both buildings are part of the Coltsville National Park.

For the current project, Cirrus produced structural construction documents for the repair and restoration of the below-grade coal bunkers under the driveway in front of the building and provided structural design input for the driveway restoration and accessibility improvements. *Role: Structural Engineer of Record, 2019.*



Elizabeth W. Acly, PE, APT-RP

Principal, Structural Engineer

EDUCATION

MS, Structural Engineering

Georgia Institute of Technology,
Atlanta, GA

BS, Civil Engineering

Bucknell University, Lewisburg, PA

REGISTRATIONS

Connecticut
Massachusetts
New Hampshire
New York
Rhode Island
Pennsylvania

AFFILIATIONS

Association for Preservation
Technology, both International and
the Northeast chapter.
Chi Epsilon, Civil Engineering Honor
Society
Connecticut Trust for Historic
Preservation
Vernacular Architecture Forum
Structural Engineers Coalition,
ACEC of CT
Timber Framers' Guild
International Concrete Repair
Institute
National Trust for Historic
Preservation

PROFILE

Ms. Acly is a licensed professional structural engineer and is a designated Association for Preservation Technology Registered Professional (APT-RP). With over 2 decades of experience, Ms. Acly has a wide variety of capabilities in the field of structural engineering. Her expertise ranges from historic building restoration, to adaptive re-use and renovation of existing buildings, to analysis and design of new structures. Ms. Acly has significant experience in the analysis of structures, both new and existing, and is proficient in using visual, numeric and computer analysis techniques and modeling analyses. She is knowledgeable in designing and detailing most modern and historic building materials.

Ms. Acly established Cirrus Structural Engineering in 2010 after practicing structural engineering in the greater Boston and Hartford areas for the 10+ years prior. Ms. Acly also recently ended a 6-year term on the Board of Directors for the northeast chapter of the Association for Preservation Technology.

Ms. Acly has an adventurous spirit grounded by a strong work ethic. Her passion for history, health, cooking and animals is enhanced by a love for physical movement. Cirrus' culture and strengths morphed from her own thoughtful and collaborative approach, commitment to community, fascination with history and materials, and drive to be a lifelong learner.

PROJECT EXPERIENCE

Hotchkiss Library, Sharon, CT

Provided design and construction administrative services for a new historically compatible addition to the rear of the library for this 1893 structure designed by architect Bruce Price. The library is listed as a contributing resource in the National Register Sharon Historic District.

Swift Factory, Hartford, CT

Completed the design and construction administration for the adaptive re-use of this National Register listed gold leaf factory complex into small business production and office spaces. The buildings range in age from 1887 to 1948.

Montgomery Mill, Windsor Locks, CT

Completed the design and construction administration for this National Register listed former tinsel factory on the Connecticut River. Responsible for structural design of repairs and adaptive reuse of the 1920 reinforced concrete portion of the building.

New York Life Building, New York, NY

Provided "Anchor Engineering" for the fastening of limestone veneer panels to

the structural steel frame and brick back-up as part of a comprehensive exterior restoration of the building.

Wadsworth Atheneum Collections Storage Renovation, Hartford, CT

Served as the Engineer of Record for the comprehensive art collection storage reconfiguration at the Wadsworth Atheneum Museum of Art.

Casey Farm Cow and Calf Barns, Saunderstown, RI

Developed repair and restoration scope to circa 1850 barn structures from the estate of Thomas Lincoln Casey, the Army Corps of Engineers brigadier responsible for re-designing and completing the Washington Monument after problems arose with the original design. The property is currently owned by Historic New England and operates as a working CSA farm and center for youth education and camp programs.

Lewis Walpole Barn, Farmington, CT

Assisted Engineer of Record in the conditions assessment and design of repairs for this circa 1800 barn located on Yale's Lewis Walpole Library campus.

Farmhouse at The Mount, Lenox, MA

Performed the structural engineering component of the conditions assessment for the farmhouse connected to the Edith Wharton's Berkshire estate known as The Mount constructed circa 1908.

Willington Old Town Hall, Willington, CT

Investigated the condition and analyzed the capacity of the floors for this nineteenth century assembly building originally constructed as a local Congregational Church. Presented findings and recommendations in a written report.

Merrell Tavern, South Lee, MA

Provided design and construction administrative services for the restoration of the 1850's two-story timber frame front porch. Listed on the National Register of Historic Places.

First Church Windsor Campus, Windsor, CT

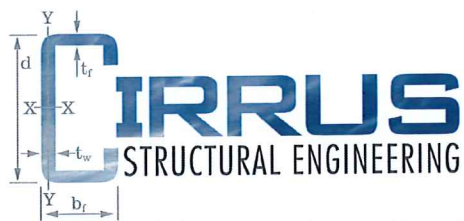
Performed Capital Needs (Conditions) Assessment of "campus" buildings including the 1794 Meetinghouse, 1805 Pierson House, 1755 Russell House and 1955 Parish House. Designed structural repairs for the issues discovered in the Meetinghouse roof trusses.

William Russell House, Windsor, CT

Investigated the existing condition of this eighteenth century residence and recommended repairs and reinforcement for use as an office building. Completed structural drawings of the recommended work.

Col. James Barrett House, Concord, MA

Developed timber frame repair design for the historic restoration of this 1705 home that played a direct part in the American Revolutionary War. Listed on the National Register of Historic Places and a part of the Minute Man National Historic Park.



Olga Hathaway

Historic Preservation Consultant

PROFILE

Ms. Hathaway's expertise lies in the study, documentation and preservation of historic buildings. The majority of her experience has been in historic research, in-field building envelope evaluations, testing, compilation of study reports, design work for treatment, preparation of construction documents, and oversight of projects through construction. Her supplementary expertise includes performing hygrothermal analysis through the specialized WUFI software to assess the performance of a building system. Previous positions include Senior Project Engineer at Gale Associates, Weymouth, MA; Preservation Consultant to Building Conservation Associates in Newton, MA; Construction Project Manager for Allegrone Companies of Lenox, MA; and Visitor Experience Volunteer at Mount Stewart, Northern Ireland National Trust Site.

EDUCATION

MS, Building Conservation

Rensselaer Polytechnic Institute,
Troy NY

BS, Civil Engineering

Northeastern University, Boston,
MA

AFFILIATIONS

Association for Preservation
Technology, Board Member,
Northeast Chapter
Association for Preservation
Technology
Boston Society of Architects,
Historic Resources Committee
National Trust for Historic
Preservation

PUBLICATIONS AND PRESENTATIONS

"A Systematic Approach to Evaluating Historic Wood Windows for Repair and Restoration", RCI 29th International Convention, March 2014 – co-authored with Marshall, Steve and Matathia, Catherine

"Comparative Analysis of Insulation Methods for Transitional Masonry Structures: A Case Study of Three College Dormitories" (Presentation – APTNE annual symposium, February, 2011, and BSA HRC Meeting, November, 2013)

"Restoring Historic Terra Cotta," Facilities Management Journal, January/February 2009

"Saving the Home of Sculptor Augustus Saint-Gaudens," New Hampshire Union Leader, National Engineer's Week, February 16, 2009

"Meeting the Requirements of Boston's Facade Ordinance: General and Detailed Inspections," New England Real Estate Journal, August, 2006. Co-authored with Musorofiti, Christopher

PROJECT EXPERIENCE

Landers House, N. Britain Museum of American Art, New Britain, CT

Envelope evaluation and conditions assessment report of an early 20th century Mission Revival building which is a contributing resource in the West End National Register Historic District, New Britain. Developed plan for phased restoration approach to facilitate obtaining maximum grant funding.

Old Tolland County Courthouse, Old Tolland, CT

Design for the restoration of the wood Bell Tower and copper roofs, for an 1822 Federal style building listed on the National Register of Historic Places.

Linden Place, Hartford, CT

Facade study of large 1890's masonry residential and commercial complex listed as contributing structure in the Buckingham Square National Register Historic District. Generated a comprehensive conditions assessment report for full masonry restoration of the buildings with prioritized phasing plans and associated budgetary estimates.

Wellesley Town Hall, Wellesley, MA

Acted as Construction Project Manager for the restoration of Wellesley Town Hall, an 1880's Richardson Romanesque structure listed on the National Register of Historic Places. Attended weekly project meetings, assisted with generating submittals, requests for information, change orders, in-field documentation and as-built drawings.

Montgomery Mill, Windsor Locks, CT

Diagnostic and historic research of 1920 era reinforced concrete to develop design for restoration of the adaptive reuse of this National Register listed former tinsel factory on the Connecticut River. This project was the recipient of a Connecticut Preservation 2020 Merit Award.

Trinity Chapel, Hartford, CT

Extensive review of original construction documents, previous study reports and archival research, to develop a comprehensive timeline of the Chapel construction and elaborate repair history. Perform an in-field assessment of limestone facade, and fenestration elements to develop and systems analysis, prioritized repair scopes, and cyclical maintenance documents.

Massachusetts Hall, Cambridge, MA

Extensive documentary research, in-field conditions assessment, mortar and masonry analysis, compilation of study report and drawings to provide recommendations for treatment and preservation management plan of historic masonry envelope.

Trinity College Structural Appurtenance Survey, Hartford, CT

Structural conditions survey of exterior appurtenances at thirty-five properties. Extensive review of Hartford Preservation Ordinance and collaboration with Hartford Preservation Alliance to provide treatment recommendations for porches of designated historic properties. Building applications for Planning and Zoning to obtain approval for work.

VOLUNTEER EXPERIENCE

Mount Stewart, National Trust Site, Northern Ireland

Room guide to share the story of home and family with visitors. In-depth cleaning of house contents ranging from paintings, to ceramics and textiles. Condition study reports for various furniture and ceramic pieces.



Penny Norris

CAD Designer

EDUCATION

BS, Art

University of Southern Maine,
Portland, ME

AS, Interior Design

Endicott College, Beverly, MA

PROFILE

After stints in civil drafting, graphic design, and paint & decorating sales, Penny found her niche as a structural drafter in 2003. She has worked with Cirrus for almost 10 years and shares in the team's interests in the restoration and renovation of historic buildings. Penny has a deep passion for history and an eye for detail that brings depth to her work.

When not working, Penny spends her time dealing with the never-ending tasks that come with owning an old house, reading, and doing genealogical research. In warm sunny weather, she can be found kayaking on the rivers near her home.

PROJECT EXPERIENCE

Pac 10 Lofts Phase II, Lawrence, MA

Developed drawings for the adaptive re-use of the Pacific Mills, No. 10 Worsted Mill originally constructed in 1910 for the manufacture of textiles. The scope of the project includes structural reinforcement required for new parking in the lowest two levels below the residential floors above.

US Naval Academy Chapel, Annapolis, MD

Drew masonry anchor shop drawings for the parapet restoration and reinforcement of this 1908 and 1940 National Historic Landmark building.

Old Town Hall Homes, Darien, CT

Produced framing plans and details for this new light framed 3-story 55-unit senior living facility.

Governor Jonathan Trumbull House, Lebanon, CT

Assembled existing conditions drawings as well as bid documents for the multi-phase restoration of the now-museum that was initially constructed in 1726, expanded in 1746, and then moved in 1824. This National Historic Landmark required drawings for its unusual "wish-bone" shaped chimney.

Wadsworth Stable, Lebanon, CT

Developed structural and re-roofing drawings for the first phase of restoration of this circa 1810 timber frame stable that was moved to its present location in 1954.

Old Tolland County Courthouse, Tolland, CT

Assembled repair drawings to address deteriorated supports at the base of the bell tower and roof trusses in this 1822 Federal Style courthouse listed as a contributing member in the Tolland Green National Historic District. .

Swift Factory, Hartford, CT

Prepared construction drawings for the adaptive re-use of this National Register listed gold leaf factory complex into small business production and office spaces. The buildings range in age from 1887 to 1948.

Montgomery Mill, Windsor Locks, CT

Completed construction drawings for this National Register listed former tinsel factory on the Connecticut River, specifically repairs and adaptive reuse of the 1920 reinforced concrete portion of the building and earlier timber and brick buildings.

Armsmear, Hartford, CT

Developed construction drawings for repairs to the historic wrought iron balcony rails and fire escapes primarily constructed in 1910 when Samuel and Elizabeth Colt's home, now in the newly established Coltsville National Park, was converted to a retirement home per Elizabeth's wishes.

New Haven Clock Factory, New Haven, CT

Currently designing an adaptive reuse to this turn of the twentieth century timber mill structure for future use as housing.

December 15, 2023

The Groton Community Preservation Committee
Groton Town Hall
173 Main Street
Groton, MA 01450

Attn: Preservation Committee

I am writing this letter in support of the proposal to use CPA funds to repair the “Bancroft Castle” at the top of Gibbet Hill. It’s hard to imagine that it’s been over 20 years since the Town of Groton, The Commonwealth of Massachusetts and the Webber Family came together to protect Gibbet Hill, Angus Hill and Brooks Orchard. Looking back, the work we did was more successful than I ever imagined. Over 500 acres was protected from development, preserving the open space; trails were created throughout the properties, giving the public access to the land and views many had not seen before; and the Gibbet Hill Grill was created providing the Town with a local gathering spot for many and a place of employment for others. It has been a privilege to be the stewards of this land for all these years and we are proud to have participated in the preservation of this land for the public enjoyment.

Over the years we have seen a steady increase in visitors to the trails and the park at the top of Gibbet Hill. During the pandemic traffic jumped significantly and it hasn’t slowed down, especially during the fall foliage season. We have even heard stories of people travelling from as far away as New Jersey! The Castle has always been one of the highlights of the experience for visitors. Built in 1906 as a hunting lodge, most of the structure burned down in a Fireworks accident in 1930. Only the stone foundation and turret remain, and as one could imagine, almost 100 years after the fire, repairs are needed to protect this beloved structure for future generations to enjoy.

The Webber family is in full support of this effort and, if approved, will make a financial contribution to the project.

Sincerely,

Josh Webber
On behalf of the Webber Family



January 2, 2024

Groton Community Preservation Committee,

On behalf of the Groton Historical Society Board of Directors I respectfully submit this letter confirming our full support to the Groton Historical Commission for their grant application for a stabilization study for Groton's Bancroft Castle.

The structure is an important and frequently visited historic landmark on Gibbet Hill in Groton and a stabilization study is a critical first step in assuring that it is properly preserved for future generations.

The Groton Historical Society enthusiastically supports this grant application to initiate the process of stabilizing Bancroft Castle. We applaud the Historical Commission for their stewardship of this significant historic structure.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Chilcoat".

Richard Chilcoat
President



Groton Conservation Commission
Groton Town Hall
Groton, MA 01450

Members of the CPC-

I'm writing in regards to the Groton Historical Commission's current application for CPA funding. Please accept this letter from the Groton Conservation Commission in support of CPC application for FY2025.

One of the most impressive and recognizable landmarks in the Town of Groton is Bancroft's Castle atop Gibbet Hill. The castle has a rich history dating back to 1904 and is enjoyed today by residents, photographers, bird-watchers, and history enthusiasts across the region. However, the castle is rapidly deteriorating and in need of restoration work to ensure that this historic landmark remains safe for recreation.

The Groton Conservation Commission is pleased to submit this Letter of Support for the Groton Historical Commission in favor of CPA funds to restore Bancroft's Castle and the surrounding site. We believe that restoration of Bancroft's Castle is a worthwhile and necessary investment of CPA funds, which will ultimately result in the preservation of a historic landmark for the Town of Groton for generations.

The commission unanimously supports the allocation of CPA funds to the Historical Commission for FY2025. This is clearly a worthwhile investment of CPA funds.

Thank you for your time and consideration.
Sincerely,

Eileen McHugh
Chair
Groton Conservation Commission