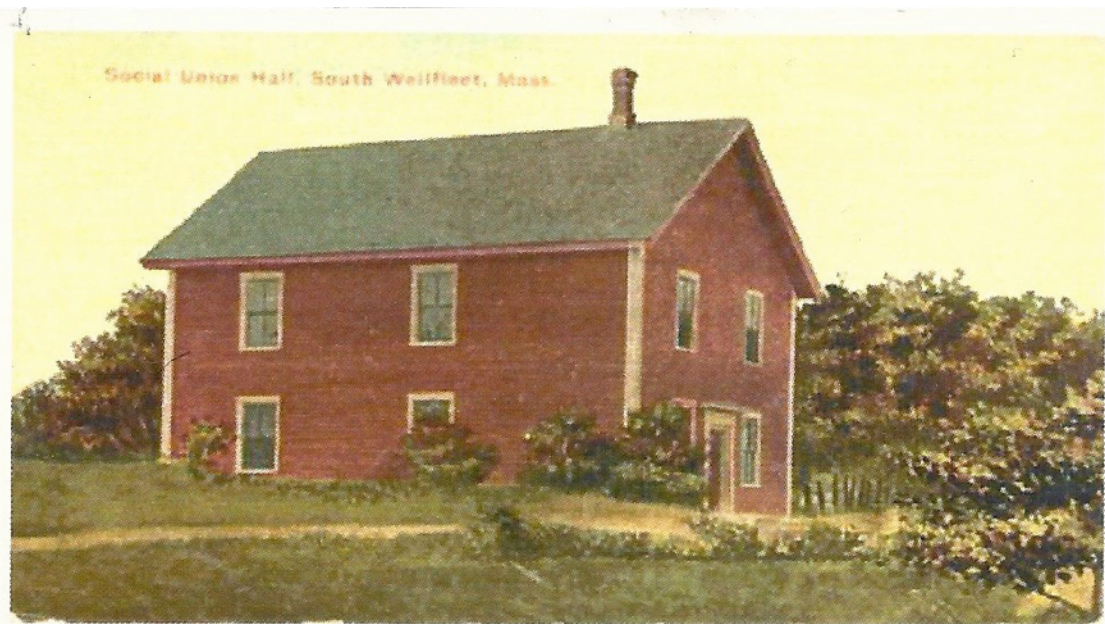




**1. Goals and Benefits to the Town of Wellfleet:**

Wellfleet has a Registered National Historic Building located on route 6 in South Wellfleet. The 1857 Pond Hill Schoolhouse was saved by a group of Captain and fishermen's wives and suffragists in 1888 - the Ladies' Social Union - and has been continually offering low cost, alternative space for a broad range of community activities since that time. The South Wellfleet Neighbourhood Association took over responsibility in 1945. As one of the few remaining examples of the many two story school houses that dotted the outer cape during the era of wooden ships, this was South Wellfleet's "Fisherman's School". Since those times it has offered our community a low cost venue ....while providing a small

meeting/ teaching space, and reading library (books dating back beyond 1910). A small kitchen was added in the early '50's and the plumbing was moved inside!



**Pond Hill School Community Hall is located near the Wellfleet Community Garden and along the walking/Open Space trail along Drummer Pond & Black Fish Creek, (recently preserved for Public use!) The Pond Hill School Community Hall will now continue to benefit the greater community as a low cost alternative Hall where one may educate, prepare and serve our Outer Cape community- sustained within the charm of our community's historic schoolhouse building.**

**2. Community Need:**

**The Village of downtown Wellfleet has been revitalized and continues to blossom each year, with spaces providing access for events of our community. South Wellfleet has fewer available spaces for these activities. The Wellfleet Comprehensive Plan, since its inception, has listed the Pond Hill School as an historic building — worthy of support. This is the opportunity offered to the WCPC - by supporting this final and important stage of this project: we can all look to the reactivation of an historically useful building. We should not allow it to sit unused. We have not restored a Museum. Our Hall should be an active living testament to Wellfleet's Heritage....into the Future. The Pond Hill School Community Hall reflects our community's need for opportunities along the shoreline of our town, adjacent to the bus route and near the bike trail...: it provides quiet out-of-town Open Space access for individuals of all ages and needs. It is adjacent to the Drummer Pond Open Space areas. It represents the re-opening of a valuable community Social resource, as well as celebrating its inherent Historical Interest.**

**This project needs CPA funding if it is to avoid the possible long term closing of one of our irreplaceable historic buildings. With this requested supplemental funding of this Historic Restoration Project ...we will be close to completion. There is no denial that we have suffered a loss in volunteer momentum — due to a variety of unforeseen circumstances. Some of our most prominent Volunteers and supporting Neighbours have died during the years of our Restoration. We have tried to overcome this setback. Rather than our Hall becoming an interesting Building to visit as an artifact....our community needs vital active spaces for a wide range of opportunities for small business, support groups in the outskirts of town, and a chance to generate economic growth. When completed, the classroom/ open space, library and commercial community access kitchen facility will offer an important alternative working space for community gardeners, shell fisherman and farmers. Our Meeting Hall will attract teachers and visual and performance artists and musicians, to name a few.**

### **3. Community Support**

The Wellfleet Comprehensive Plan, Conservation Trust, Community Garden, Preservation Hall, Local Artists, musicians, yoga instructors, shell fishermen, writers, poets, librarians, historians, restaurants, music venues, churches, community organizations, conservationists and philanthropists: all show support toward Pond Hill School. All have used the schoolhouse for events, (small list of examples: Gip Hoppe/W.H.A.T. theater in it's early years, Rowland Sherman, Payomet, Drawing on the Right side of the Brain Workshops, Book readings by local authors, Local Farmers and Chefs.,musicians and artists of all kinds)

### **4. Timeline**

As soon as monies are appropriated and available, work will begin and doors will reopen when the Certificate of Occupancy is signed. As stated before, prep work has already been accomplished (e.g. The trees cut and removed for septic system).Rough Plumbing and Rough Electric Inspections have been completed.

A Certified Septic Plan has been drawn and submitted.

### **5. Implementation**

Volunteer (unpaid) Local Project Coordinator, Charles Cole, will continue overseeing the project to completion.Consultation with local architects....lawyers...will continue. Local builders,plumber/ electrician and septic system experts have already been contacted, quotes received and retained. George Malloy, CPA, will continue financial oversight.

### **6. Success factors**

Success will be indicated by the reopening of our National Historic Building as a vital community building and measured by its ability to support the local community in educating, preparing, and serving the community's needs.

### **7. Budget**

See : Construction Synopsis w/ Portions to be completed for Certificate of Occupancy

The requests for funds (\$80,000) are for costs to fulfill our 2016 building code requirements and obtain a Certificate of Occupancy. Rough Electric/rough Plumbing has been completed.....

finish work includes:

- Handicap restrooms
- Septic system

- Water hookups
- Electric and lighting;
- Handicap ramp/steps/stairways...and handicap parking

**Portions still to Be Completed for Certificate of Occupancy:**

**(\$75,000 - 2015/16 CPC/CPA Request + \$5,000 contingency)**

- Septic System - (\$30,000)estimated by Robt. Our & Co. (Summer 2015)
- Outdoor /Interior Lighting and wiring for C.of O. (\$5,000) est.by Garre Roosma- (Summer 2014)
- Plumbing & Fixtures & Heating for Bathrooms for C.ofO. (\$ 6,600) est. by Rob Mariott - (Summer 2014)
- Tiles - sheetrock - Insulation - for Handicap Bathrooms (\$5,000)
- Construction Insurance from June/September (\$4,000) BY& D / Lloyds' of London
- Front Steps in Concrete(ca.1940 era) - (\$5,000) est. By Dave Teffer (summer 2014)
- Emergency Stairs-Replace Handicap Ramp - end stairs for Kitchen & Front steps in wood - historic (\$10,000) Est. by Eric Anderson & AI (Autumn 2015)
- Pave Handicap Parking (\$3-4,000)
- Continued Accounting costs - \$1,000
- Complete the Interior for Opening - clean floors / Insulation above 2ndFloor(\$5,000)

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**Complete Wish List to Finish**

**PHSCHRProject :**  
**(to be Fund-raised by SWNASU)**

- Woodstove + installation for 1st floor (\$500 - \$1,000)

- **Library Shelves for 2nd Floor - (\$10,000)**
- **Historical Display area...1st Floor ( \$10,000)- est. by Robin Parkington (2013)**
- **Complete Community Access Commercial Kitchen - Tiles/plumbing/Heating/cooling/Insulation/sheetrock - wiring - Ansul Unit (\$15-20,000)**
- **Complete the Landscaping (\$5,000)**

If we are required to hire a General Contractor/Architect it is likely that our CPC/CPA request should be increased to \$100,000.

#### **8. Other Funding**

**The Pond Hill School Community Hall Restoration Project is run by volunteers, and has successfully fundraised \$10,000 for the TernSolar Foundation \$10,000 matching grant. 3.6 KW system of Photovoltaic Solar Panels have been installed on the (non-historic) roof. Pond Hill School receives a monthly credit for electricity from our solar array. In July we received a check from Mass. Clean Energy Center for \$1,438 as a Massachusetts rebate for our Solar Installation.**

**Our fundraising has been reduced partially due to the closing / lack of Public access to the building as a result of our construction efforts ; also notably: a reduction in fundraising activity has been due to ill health in our primary fundraiser/grant writer.**

**The South Wellfleet Neighborhood Association successfully sent out a 2015 Winter/Spring bulk mailing to all local residents/heads-of-households accumulating some funds..... renewing memberships....and securing a # of Lifetime Memberships...as well as additional donations for our Restoration Project (received : \$4,918).**

**SWNASU continues to maintain a website - [www.swnasu.org](http://www.swnasu.org) & Facebook page for local updates. Secure donations may be made using our secure PayPal account. Individuals working with the Pond Hill Restoration have generously offered services at reduced rates or at cost. Our accountants have recently taken a deep discount for services rendered.**

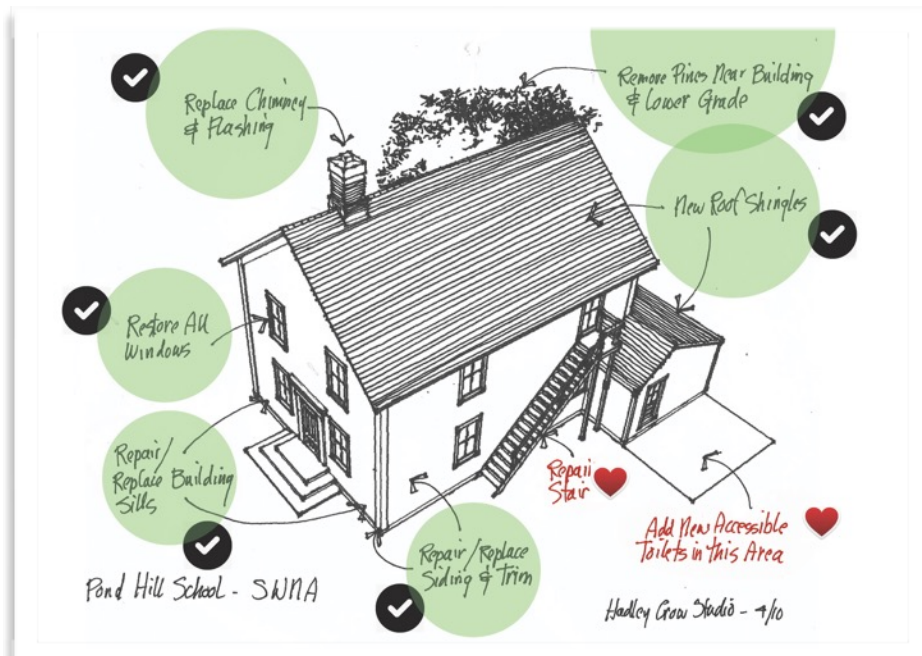
Considerations for fundraising activities include a refocusing on local grant writing, perhaps another mass mailing, an auction, bake sales on the common, presentations to rebuild our volunteer base and reinvigorate/educate the population as to our progress; fundraising concerts and dinners with the local support of farmers, shellfishers, artists, historians, and chefs.

## 9. Maintenance

As with all buildings, ongoing maintenance will be required for this historic building, to keep it ALIVE for another 159 years! The Fisherman's School can/will become, once again, a viable community resource and have a sustainable path to generate maintenance revenue and expand programming - once her doors reopen to the public. The restored building has been designed with low ongoing maintenance needs in mind, such as thick, lasting, cedar shingle roofing and an on-demand hot water heater. ( See- Projected First year Operating budget)

## 10. Other Information

Our Pond Hill School - registered with the National Register of Historic Buildings- has been actively providing the outer cape community with a low cost alternative space in South Wellfleet, adjacent to the Paine Hollow Historic District for over 126 years (aka: "Little Building that Could"). Our Project has been seriously stalled by a series of unforeseen complications. Our Community has sadly..... born witness to vital members and friends passing, the most notable -for this report- is that of our architect/historic consultant - James Hadley, who offered incredible support to this project. Jim and Patty of Hadley Crow Studios volunteered, gratis, the original basic architectural sketches that we have used throughout the project. (We use it here to provide an overview of what has been accomplished.) Jim understood



our “grassroots” philosophy and worked well with our goals. Jim died suddenly this past June. We are indebted to their efforts and attitude. We have been honored by James’ professionalism that has carried us this far.

The Restoration Project Board respectfully requests that you view our almost completed project with some leeway: we have continually recognized the constraints of competing needs for funding through CPA. Our goal to use as little of the CPA funds as possible, and we have under-budgeted, as a result. We have been mindful of other Worthy projects needing assistance.



Although the stewards of this two story fisherman’s school house have continued fundraising (\$10,000 local donation with a\$10,000 matching grant...etc.) and will continue to do so..... the stark, unfortunate reality is... that without CPA funds, this great opportunity for our community and one of Wellfleet’s’s Historic treasures, will continue to sit unopened and unused... We ask for your support ...and a chance to address the Wellfleet 2016 Spring Town Meeting for supplemental funding of our Pond Hill School Community Hall Restoration Project.