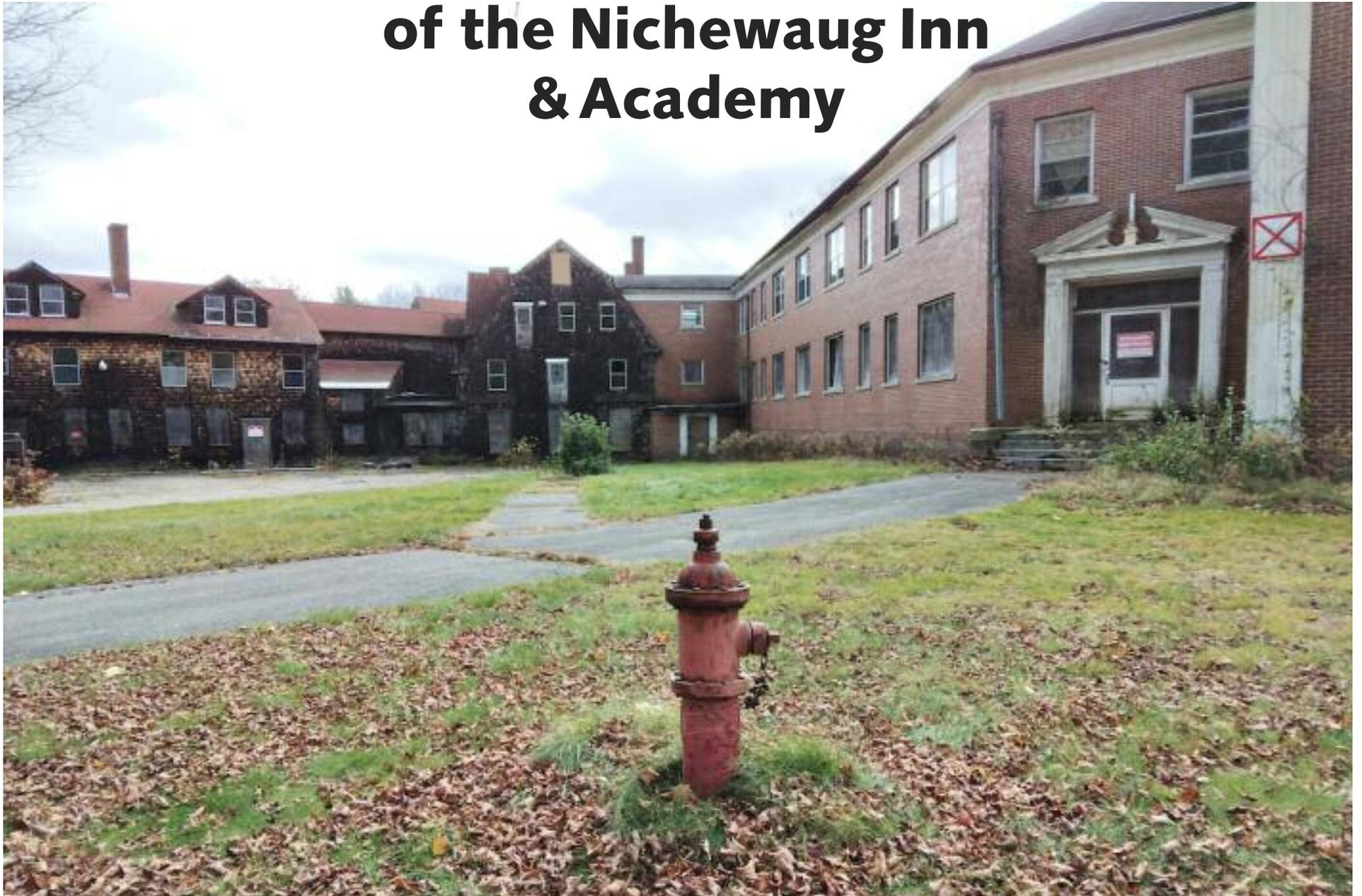


# **PUBLIC INFORMATION PRESENTATION**

## **To Review the Status of the Nichewaug Inn & Academy**



# **THANK YOU**

**to all who have tried to save and preserve  
this building for the past 40 years.**

**From private owners beginning 40 years ago,  
to grassroots efforts that began 30 years ago,**

**to community-wide "Friends" efforts  
beginning 20 years,**

**to the Town taking acceptance 15 years ago,**

**to the 15 year review process by  
Town committee & residents.**

**MANY have tried –**

**thank you to all for your dedicated efforts.**

# **PUBLIC INFORMATION PRESENTATION**

## **To Review the Status of the Nichewaug Inn & Academy**

**SUNDAY, NOVEMBER 21, 2021  
Petersham Town Hall**

In preparation for  
Special Town Meeting  
on Monday, December 6, 2021



**ORIGINAL 1899 INN BUILDING  
from the west, back side**

[PHOTO: Nov. 2021]





NO  
TRESPASSING  
VIOLATORS WILL BE  
PROSECUTED



**1899 INN BUILDING**  
**south wing in-fill addition**  
**from south side**

[PHOTO: Nov. 2021]









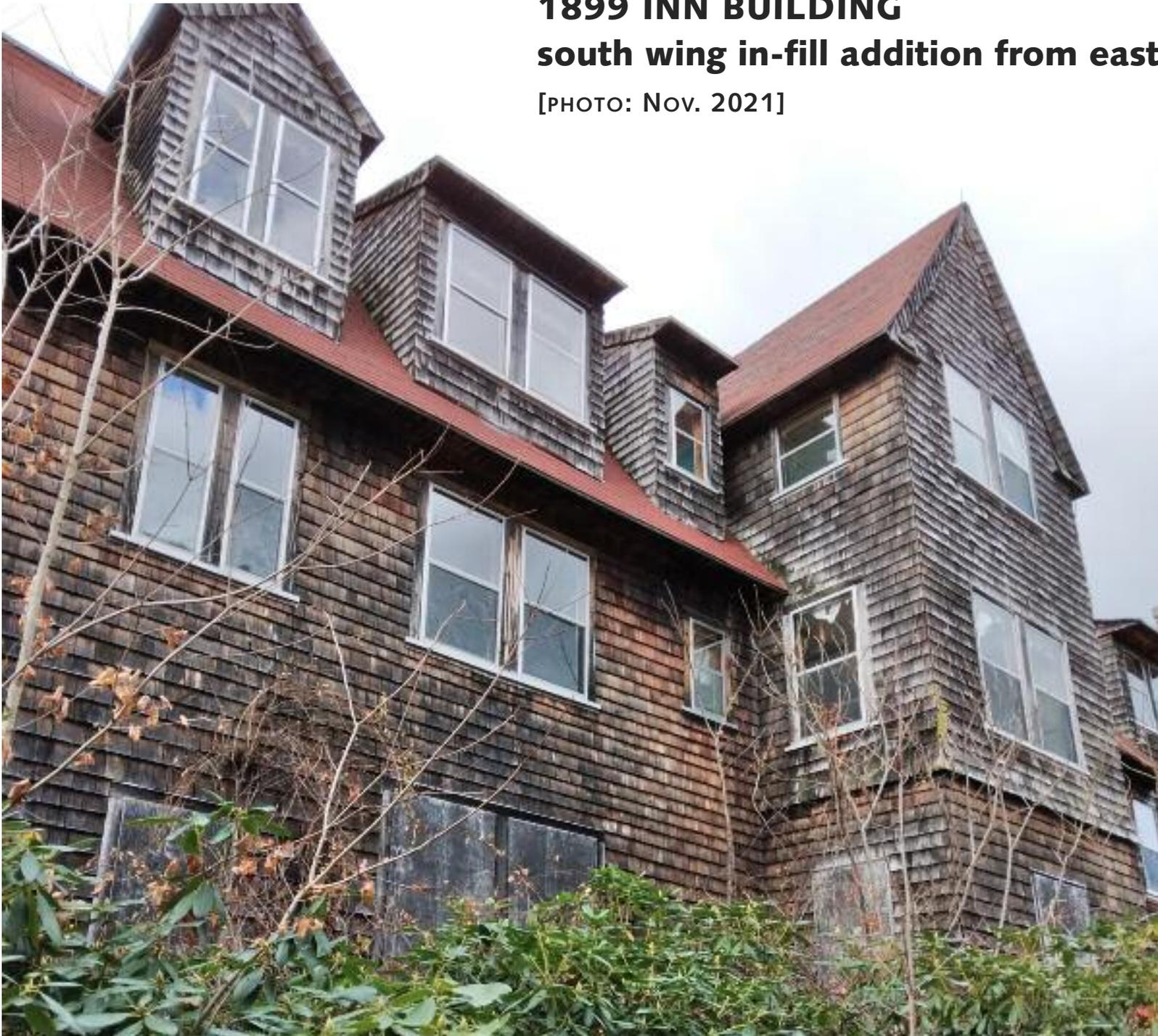
**DISTANCE FROM  
LIBRARY TO NICHEWAUG INN**

[PHOTO: Nov. 2021]



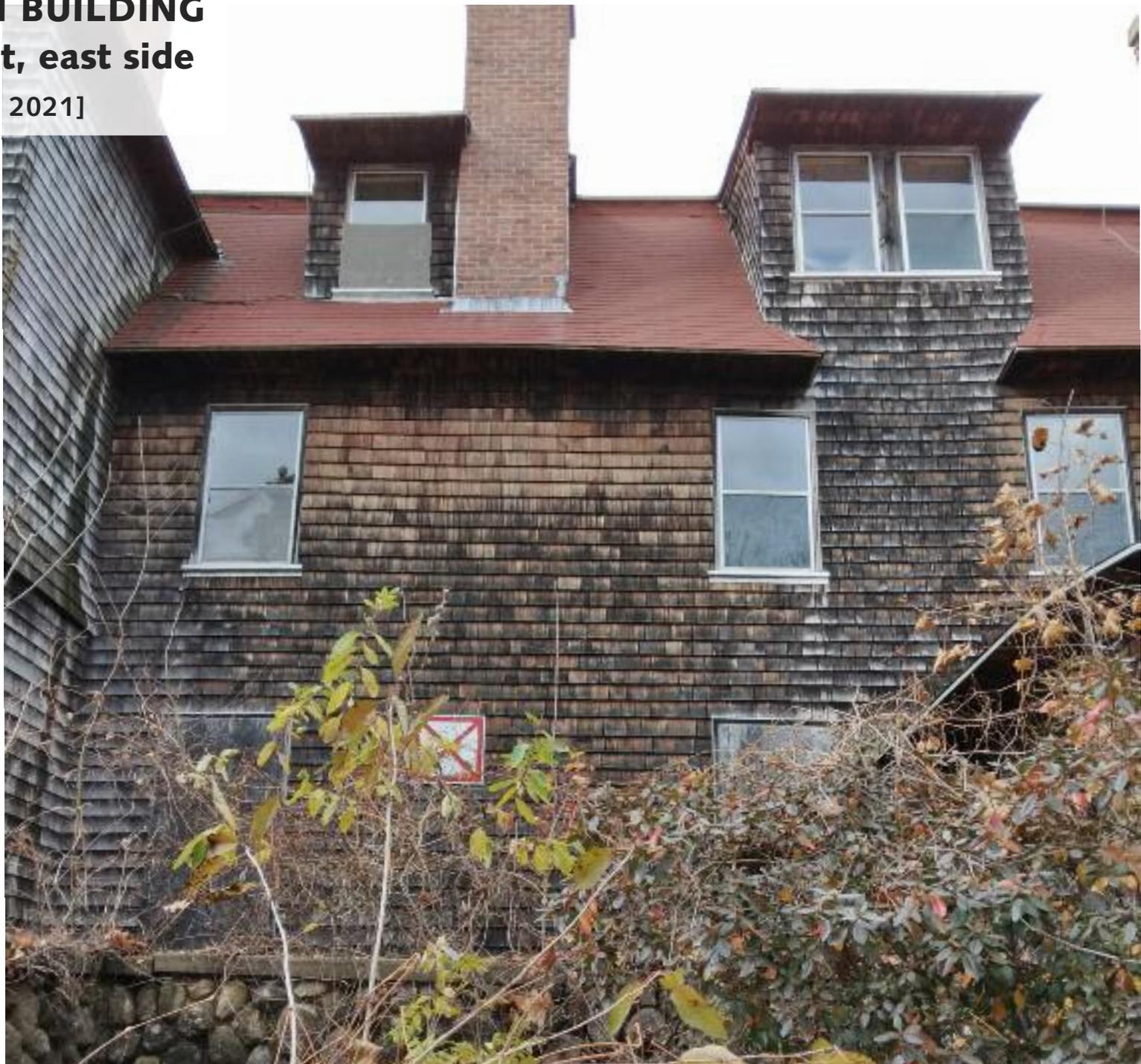
**1899 INN BUILDING**  
**south wing in-fill addition from east side**

[PHOTO: Nov. 2021]



**1899 INN BUILDING**  
**from front, east side**

[PHOTO: Nov. 2021]

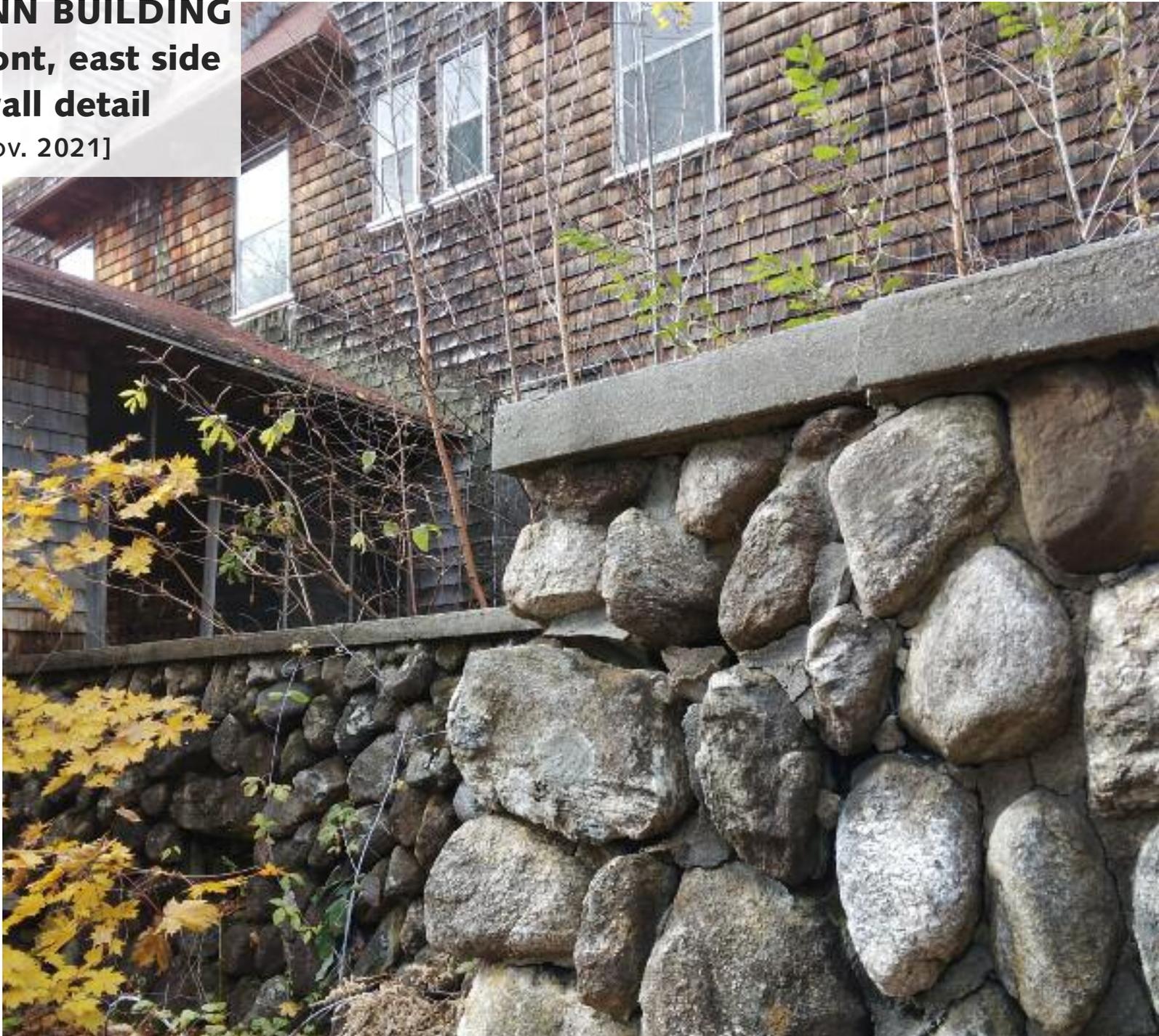






**1899 INN BUILDING**  
from front, east side  
stone wall detail

[PHOTO: Nov. 2021]





**1899 INN BUILDING**  
**front entrance, east side**

[PHOTO: Nov. 2021]



**1899 MUSIC ROOM/CHAPEL WING**  
**on the north side – view from front, east side**

[PHOTO: Nov. 2021]



**1899 MUSIC ROOM/CHAPEL WING  
on the north side – view from front, east side**

[PHOTO: Nov. 2021]



**1899 MUSIC ROOM/CHAPEL WING  
on the north side –  
view from front, northeast side**

[PHOTO: Nov. 2021]





**1899 MUSIC ROOM/CHAPEL WING**  
**on the north side – view from rear, west side**

[PHOTO: Nov. 2021]

**1899 MUSIC ROOM/CHAPEL WING  
on the south side**

[PHOTO: Nov. 2021]









# CHAPEL ROOF 20210

[PHOTO: SEPTEMBER 2010]



# CHAPEL ROOF 2021

[PHOTO: Nov. 2021]



# KITCHEN HALL & WING

[PHOTO: Nov. 2021]



**KITCHEN WING**  
**Porch removed due to failure**

[PHOTO: Nov. 2021]







**KITCHEN WING**  
**north side view**

[PHOTO: Nov. 2021]



**KITCHEN WING**  
**North end view,**  
**looking east**

[PHOTO: Nov. 2021]



**KITCHEN WING**  
**West side**

[PHOTO: Nov. 2021]



**KITCHEN WING**  
**West side**

[PHOTO: Nov. 2021]



# KITCHEN WING

## Security at bulkhead

[PHOTO: Nov. 2021]







**KITCHEN WING to ACADEMY CONNECTOR**  
**Rear, north side of building**

[PHOTO: Nov. 2021]

# 1952 ACADEMY

[PHOTO: Nov. 2021]





**1952 ACADEMY**  
**Debris fallen from the roof**

[PHOTO: Nov. 2021]



## 1952 ACADEMY

### Roof detail – failing soffits & fascia boards

[PHOTO: Nov. 2021]



## **1952 ACADEMY**

### **Roof detail – failing soffits & fascia boards**

[PHOTO: Nov. 2021]









**1952 ACADEMY**  
**South Side – failing chimney**

[PHOTO: Nov. 2021]













**1952 ACADEMY**  
**Stairwell & exterior basement door entrance**  
**with about 4 feet of ground water**

[PHOTO: Nov. 2021]















**ACADEMY CONNECTOR to NICHEWAUG INN**  
**Rear, south side of building**

[PHOTO: Nov. 2021]

# Tennis Court in 2010

[PHOTO: FALL, 2010]



**1899 NICHEWAUG INN**  
**Kitchen Wing – main kitchen room**

[PHOTO: Nov. 2021]



# 1952 ACADEMY

## Kitchen Wing hallway to rear of wing

[PHOTO: Nov. 2021]



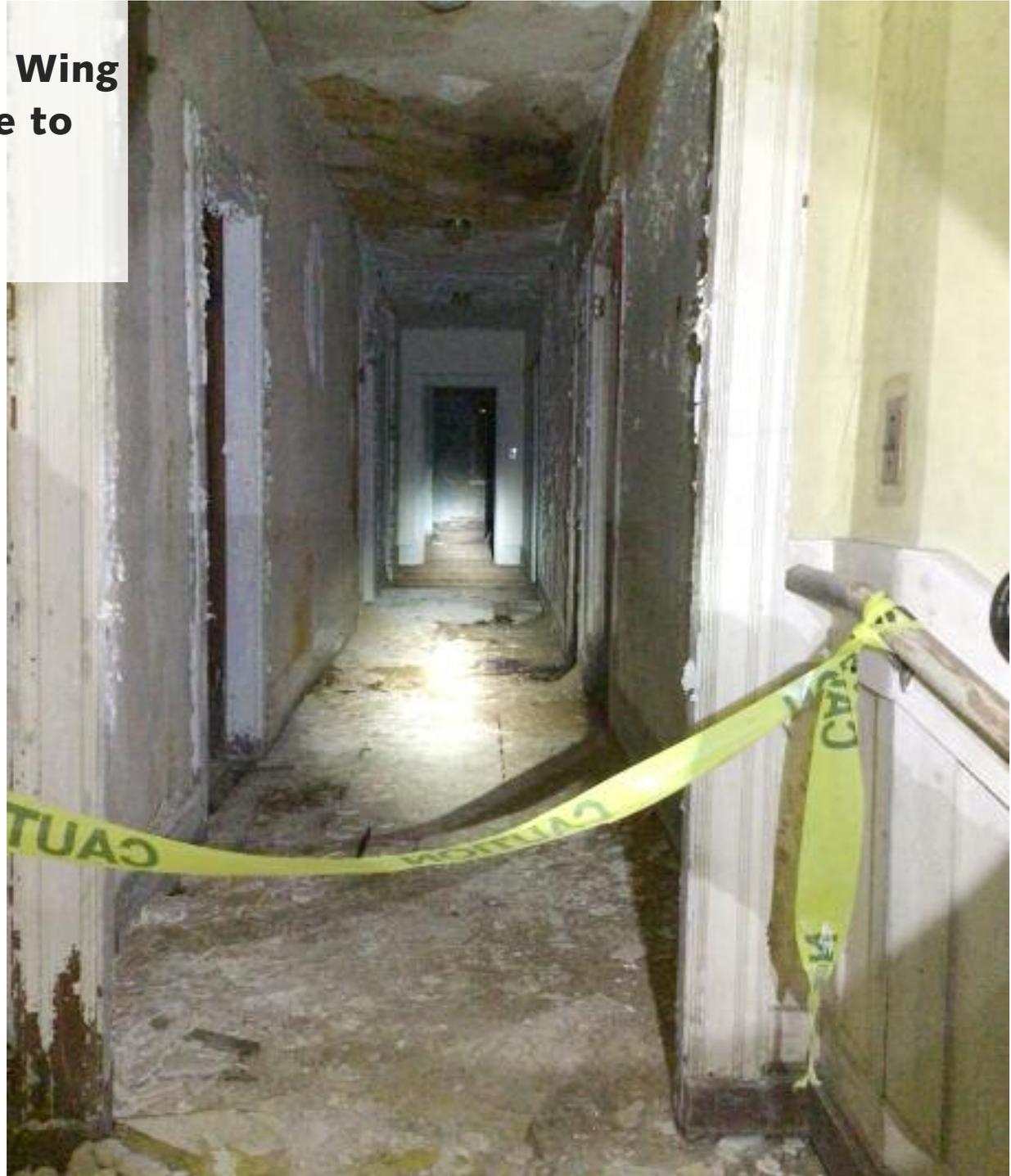
**1899 NICHEWAUG INN**  
**Kitchen Wing – prep room**

[PHOTO: Nov. 2021]



**1899 NICHEWAUG INN**  
**Main hallway to Kitchen Wing**  
**No entrance allowed due to**  
**failed conditons**

[PHOTO: Nov. 2021]





**1899 NICHEWAUG INN**  
**Main hallway to Kitchen Wing**  
**No entrance allowed due to**  
**failed conditons**

[PHOTO: FALL 2010]



**1899 NICHEWAUG INN**  
**Dining Hall prep room**  
**No entrance allowed**

[PHOTO: FALL 2010]







**1899 NICHEWAUG INN**  
**Sunporch**  
**No entrance allowed**

[PHOTO: Nov. 2021]



**1899 NICHEWAUG INN**  
**Sunporch**  
**No entrance allowed**

[PHOTO: Nov. 2021]



**1899 NICHEWAUG INN  
Bedroom - 2nd floor**

[PHOTO: Nov. 2021]



**1899 NICHEWAUG INN  
Bathroom - 2nd floor**

[PHOTO: Nov. 2021]









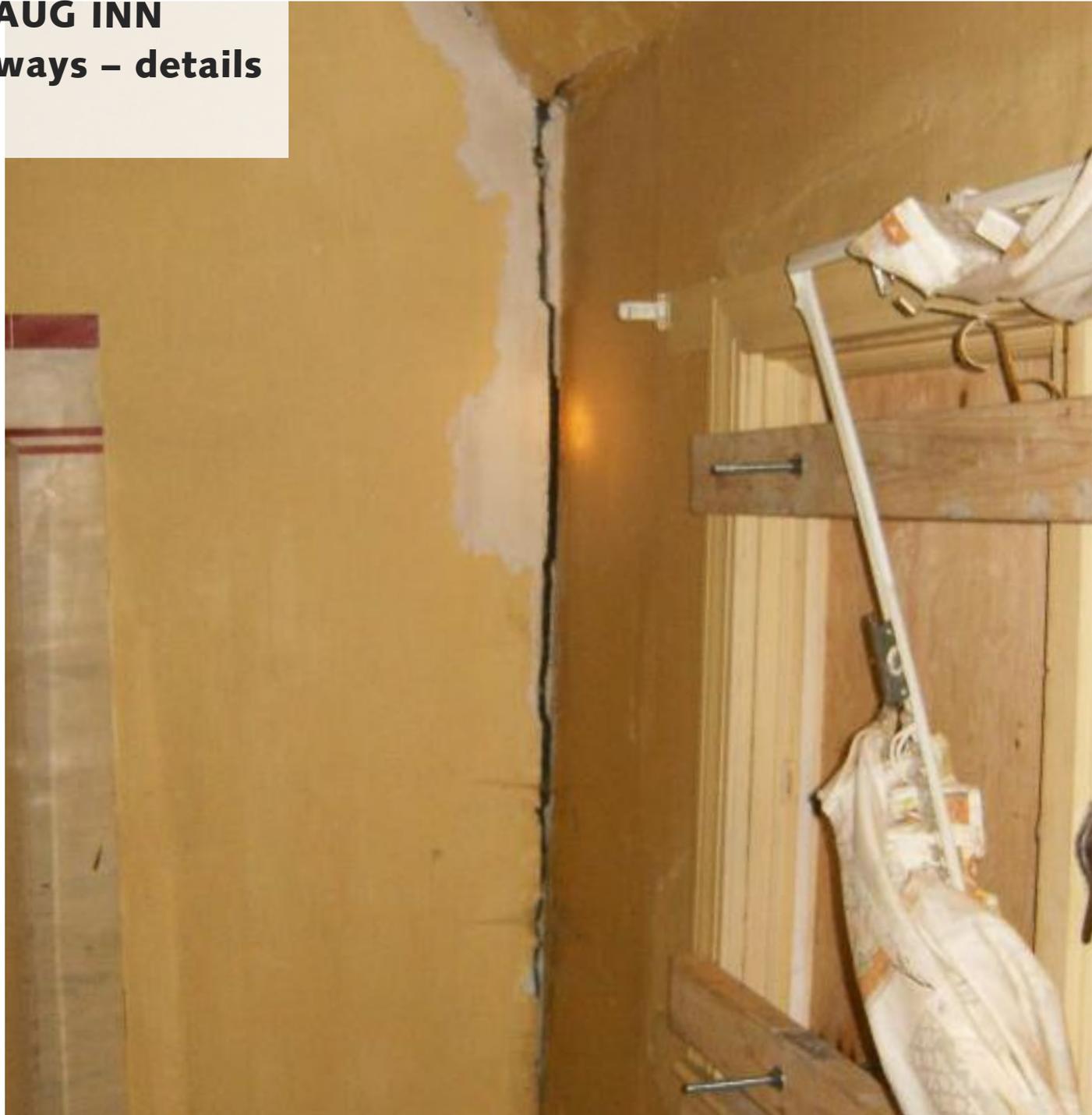
**1899 NICHEWAUG INN**  
**Narrow hallways**  
**to bedrooms – 2nd floor**

[PHOTO: Nov. 2021]



**1899 NICHEWAUG INN**  
**2nd Floor Hallways – details**

[PHOTO: FALL 2010]





**1952 ACADEMY**  
**Basement stairwell**  
**filled with ground water**  
[PHOTO: Nov. 2021]



**1952 ACADEMY**  
**Basement auditorium**  
**Damage from filled with water**

[PHOTO: FALL 2010]



# 1952 ACADEMY

Basement auditorium

Damage from filled with water

[PHOTO: FALL 2010]



**1952 ACADEMY**  
**Basement auditorium**  
**Damage from filled with water**

[PHOTO: FALL 2010]





**1952 ACADEMY**  
**Basement ceiling**

[PHOTO: FALL 2010]



**1952 ACADEMY**

**Basement view into crawl space under connector**

[PHOTO: FALL 2010]

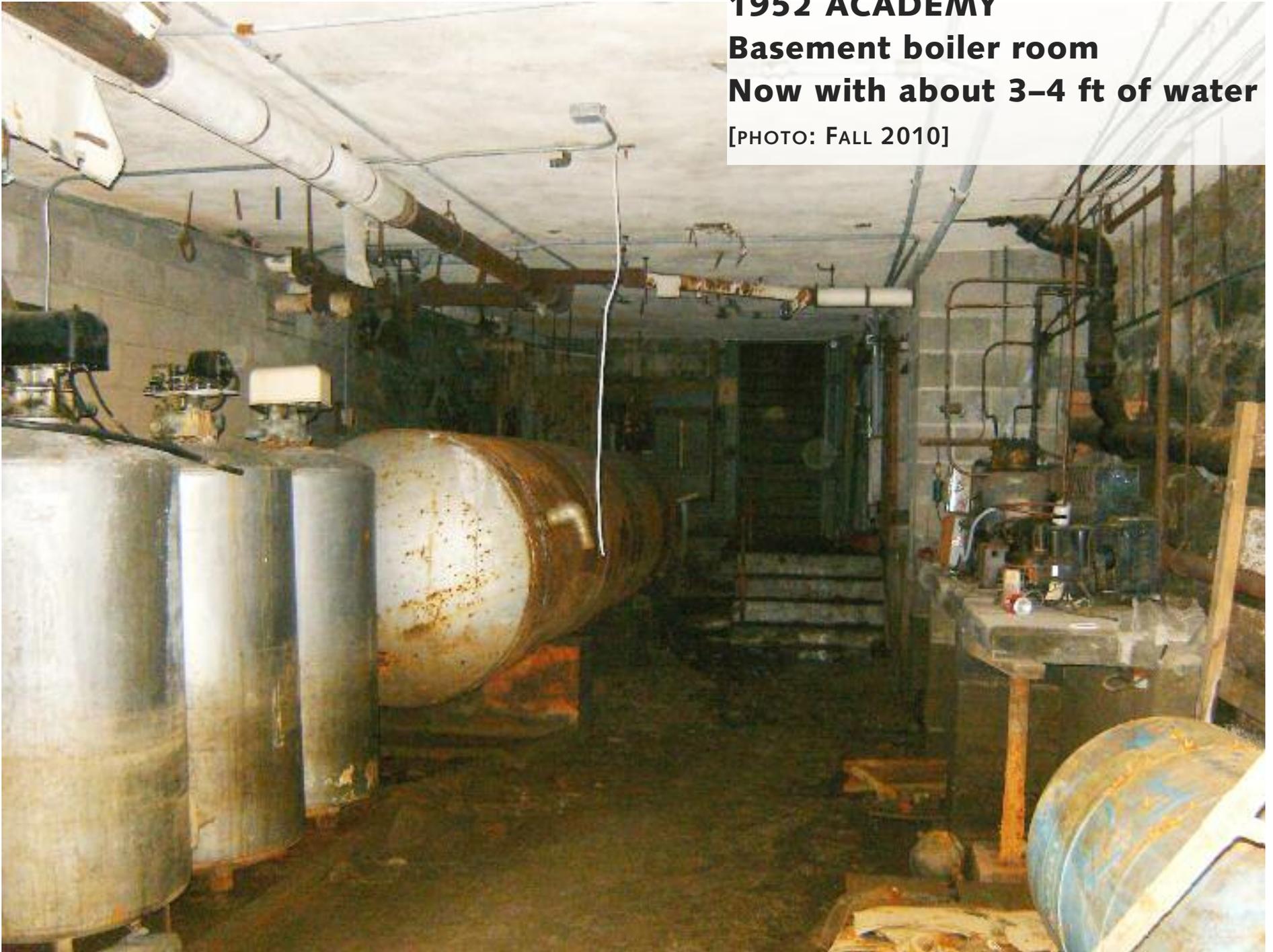


**1952 ACADEMY**  
**Basement at connector**

[PHOTO: FALL 2010]

**1952 ACADEMY**  
**Basement boiler room**  
**Now with about 3-4 ft of water**

[PHOTO: FALL 2010]



**1952 ACADEMY**  
**Basement**  
**custodian's work room**

[PHOTO: OCT. 2021]



**1952 ACADEMY**  
**Basement**  
**Storage**

[PHOTO: Nov. 2021]



# 1952 ACADEMY Dormitory restroom

[PHOTO: Nov. 2021]



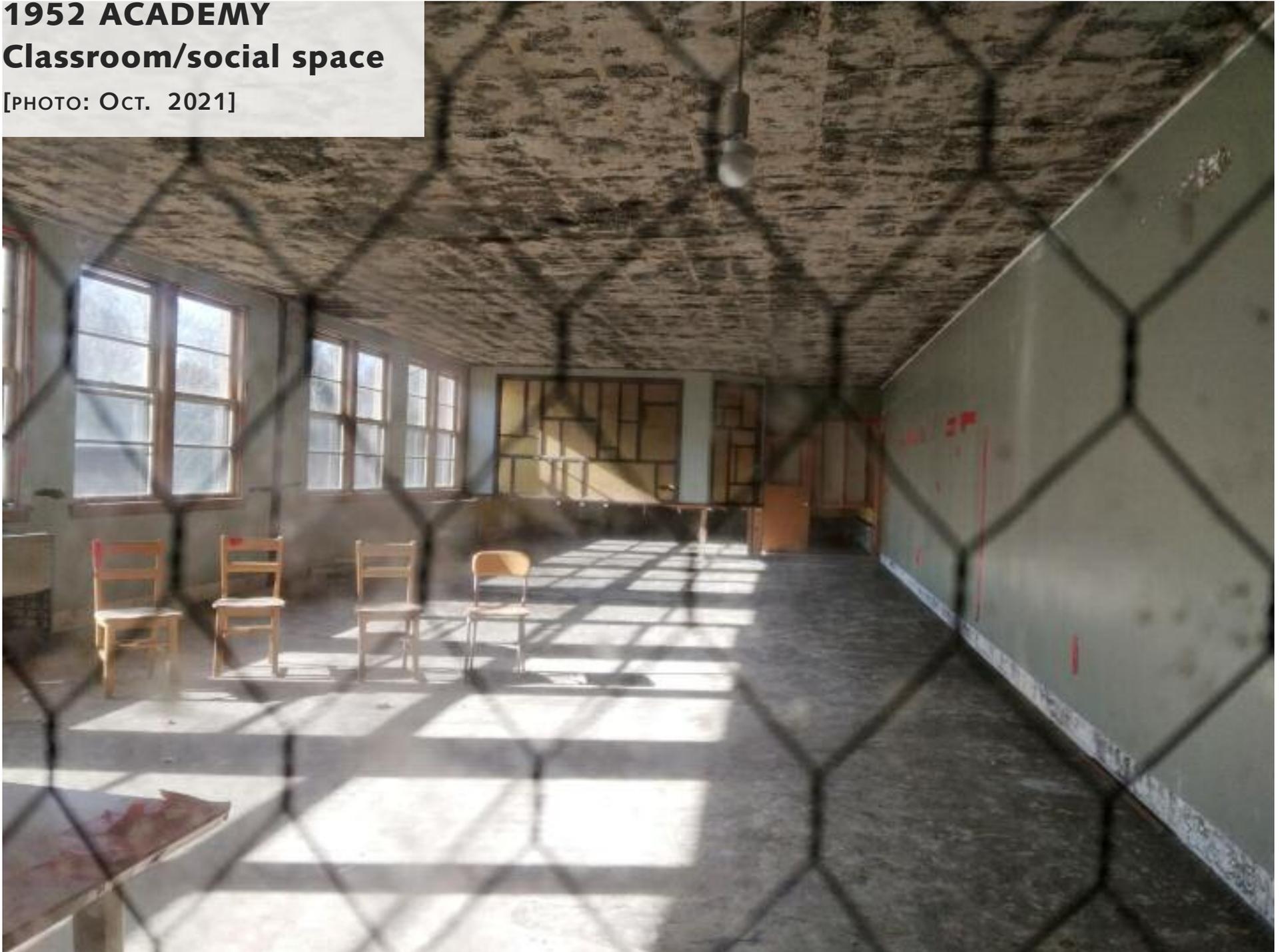
# 1952 ACADEMY Dormitory

[PHOTO: OCT. 2021]



**1952 ACADEMY**  
**Classroom/social space**

[PHOTO: OCT. 2021]



# 1952 ACADEMY Attic

[PHOTO: OCT. 2021]



**1952 ACADEMY**  
**Attic**

[PHOTO: OCT. 2021]



# The fundamental issues:

**TIME**

**SCALE / SIZE**

**SAFETY**

**MONEY**

**HISTORY**

# TIME

After trying to solicit interest, the Sisters officially put the building up for sale in 1982. Today, as we verge on 2022, the building has been unused for about 40 years.

There have been five property owners since 1982; though many ideas have been put forth and lots of money spent on those ideas, NO redevelopment solutions have been found or implemented in all of that time.

For 40 years, both private owners and the Town of Petersham have tried to implement re-use. There has been zero success.

Literally thousands of hours of owners', town officials', and volunteers' time have been put into trying to preserve the building

Since 2007, the town has spent multiple hundreds of hours on safety, analysis, review, committee, and maintenance time.

# **SCALE/SIZE**

**As the 40 year timeframe has proven, at about 100,00 s.f. the building is too large for reasonable, successful redevelopment for our town/region.**

**This is one of the reasons that NO professional developer could re-purpose it up to 2007, why no qualified professional developer responded to the town's Request for Proposals (RFP) processes, and why no one has come forward with an economically viable plan since 2007.**

# **MONEY**

Since 2007, the Town has spent over \$100,000 on the building. This include the most recent \$30,000 in state funds for outside consutlat work in 2020–21, but it does NOT include the \$500,000+ spent on hazardous materials removal.

For 14 years of town ownership, funds have been spent on numerous outside consultants conducting analysis including planning, feasibility, specifications, and real estate reviews; insurance; alarm system; Fire Watchs; Police responses, Highway Dept. work; adminstrative staff time; and general maintenance.

Some residents have stated that the town cannot afford to have the parcel sit empty. Per above, the town is spending inordinate amounts of money to have the building standing. While the town detemrines the next steps, there is no cost to an empty parcel other than grounds maintenance.

# **SAFETY**

**After 15 years of town ownership & analysis –**

**The Fire Chief has stated the building needs to be demolished.**

**The Police Chief has stated the building needs to be demolished.**

**Members of the Planning Board has stated the building needs to be removed.**

**Members of the Board of Assessors has stated the building needs to be removed.**

**The Historic District Commission gave approval to demolish.**

**The Massachusetts Historical Commission gave approval to demolish.**

**In 2010, over 100 residents signed & submitted a letter asking for the building to be demolished.**

**In 2021, over 140 residents signed & submitted a letter asking for the building to be demolished.**

**THE SELECTBOARD AGREES WITH ALL OF THESE GROUPS.**

# **MONEY (again)**

**At this time there is funding available in the form of historically low interest loans combined with available funds.**

**The Selectboard feels strongly that in order to address the large safety and risk factors the building presents, that this is the time to implement removal with the best funding sources for the residents.**

**The Advisory Finance Committee agrees and has 'Recommended' full demolition and a financing plan to present at Dec. 6, 2021 Special Town Meeting.**

# MISC.

Some have asked why the Town has not hired a structural engineer to analyze the property.

A private engineering firm reviewed the entire property for a week in 2006 when it was privately owned. They had projects on the east coast and in NY. After their review they decided not to purchase the property.

The issue for the town is not its structural status – though it can be seen as compromised and failing in areas – rather, it is that after 40 years no one have been able to implement the successful funding formula for its redevelopment and meanwhile its condition presents a major risk for the town.

**In August 2021, the town's Regional Planning Commission (MRPC) estimated an average of approx. \$500 per sq. ft. for renovation cost to the building. The 40 year record shows the cost is too much for successful redevelopment.**

**Since 2007, multiple Town appointed committees and formal processes have spent hundred and hundreds of hours reviewing the property.**

**(COMMITTEES: Nichewaug iNn Task Force, NI&AComm1, NI&AComm2, RFP Review Comm, Mediator's Effort, NIAC2020/2021)**

**The Town has held five Special Town Meetings focused on the status of the property — 2007, 2010, 2015, 2016, and the upcoming Dec. 6, 2021 Town Meeting).**

**It is time  
to move on...**



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