

War Memorial Tower Repairs and Improvements

Mount Greylock State
Reservation



DCR Public Meeting

Tuesday, December 9, 2014, 6:30pm – 8:00 pm
West Regional Office, 740 South Street, Pittsfield



Commonwealth of Massachusetts

Governor

Deval L. Patrick

Energy and Environmental Secretary

Maeve Vallely Bartlett

Department of Conservation and Recreation Commissioner

John P. Murray



DCR Mission Statement

*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources
for the well-being of all.*

Purpose of Meeting

- Present overview of project goals
- Present strategy for repairing tower and improving universal access
- Discuss projected timetable and construction impacts
- Q & A/Discussion



Previous Greylock Improvements

2006-2009

Historic Parkway Rehabilitation \$21,000,000

2009-2013

Interpretive Development \$ 1,076,000

2012-2013

Visitor Center Rehabilitation \$ 450,000

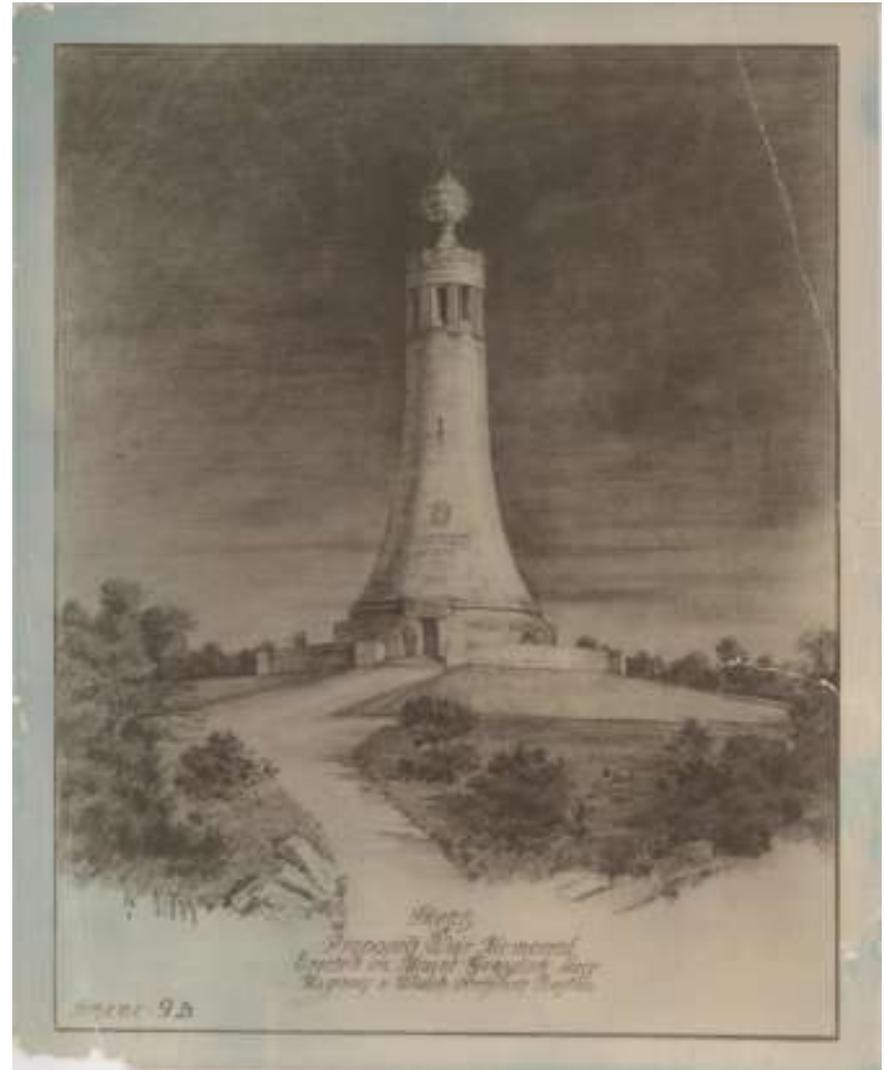
TOTAL \$22,526,000



Visitor Center exhibits (2013)

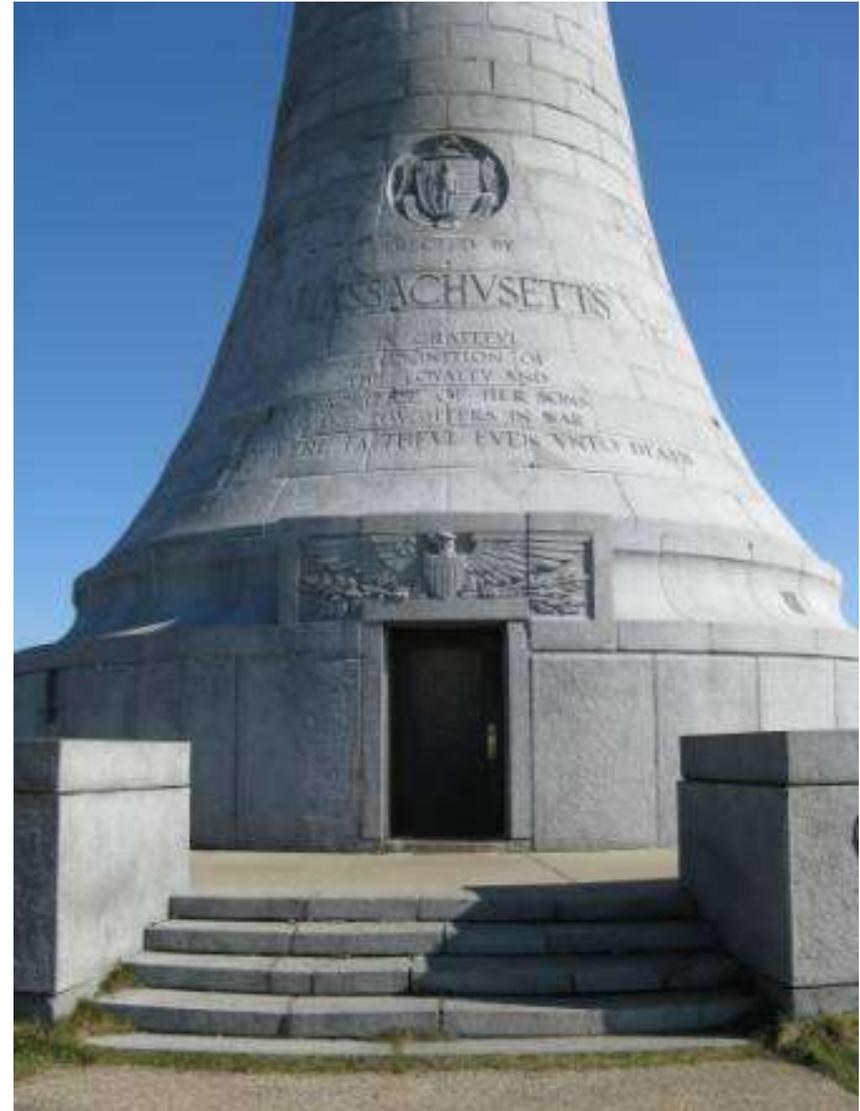
War Memorial Tower – History

- Memorial to war veterans proposed for Charles River Basin and Greylock in 1929
- Designed by Boston architects Maginnis and Walsh, to “take the form of a beacon.”
- Constructed 1931-32
- Dedicated in 1933



War Memorial Tower – History

- Designed to “vindicate its commanding site by virtue of its dignity and classic austerity.”



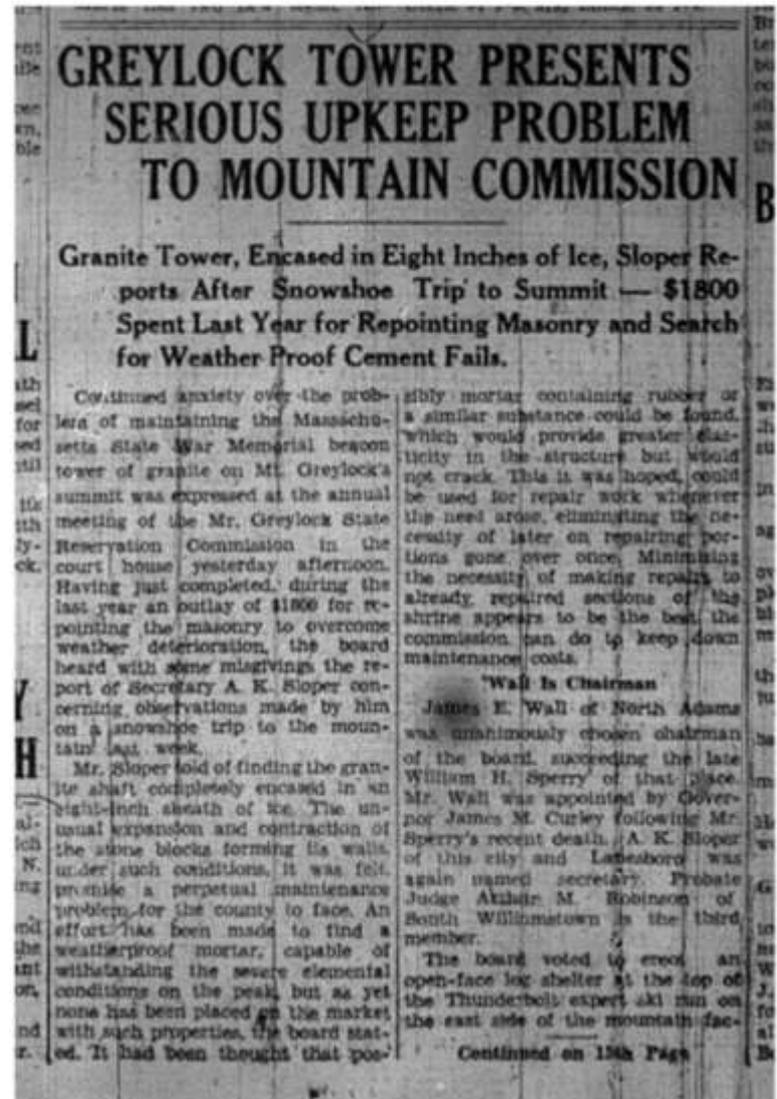
War Memorial Tower – History

- Memorial chamber designed as a reverential shrine, intended to store tablets and war relics from wartime units in the state's history



War Memorial Tower – History

- Chronic problems with moisture, mortar and maintenance since completion.



War Memorial Tower – History

- Problems are related to extreme climate conditions at summit
- Design of tower encourages moisture infiltration



War Memorial Tower – History

- Tower condemned and closed 1962-73
- Completely reconstructed 1973-74
- Major repairs conducted in late 1990s.



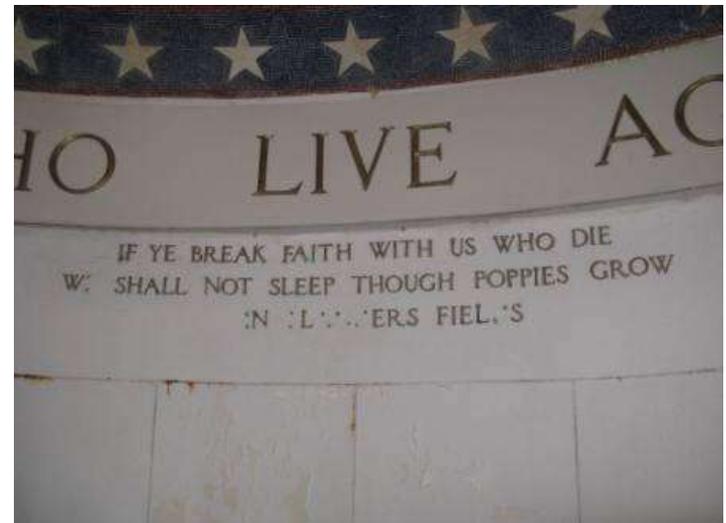
War Memorial Tower – Issues

- Climate has taken its toll on the Tower since last repair
- Damage to exterior granite and deterioration of sealants and mortar



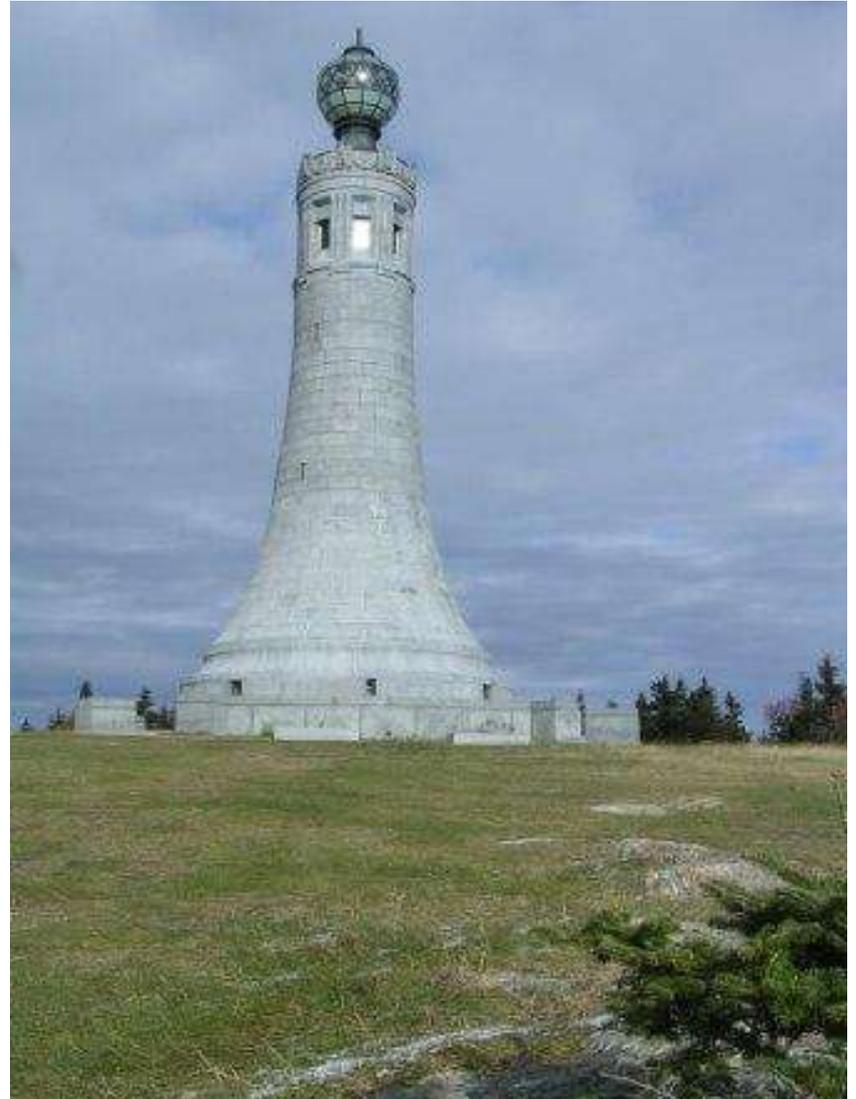
War Memorial Tower – Issues

- Water infiltration to the interior has worsened over last 5 years
- Damage to interior finishes and electrical systems led to closing of Tower in 2013
- DCR hired DHK Architects in 2012 to study tower and recommend repairs that would improve upon the previous attempts to solve issues.



Project Goals

- Address public safety issues
- Introduce repairs that better account for climatic conditions at summit
- Include upgrades in energy efficiency



Project Goals

- Protect historic integrity of tower
- Provide independent access to memorial chamber for persons of all abilities
- Enhance interpretation of views and memorial function



Estimated Costs and Funding

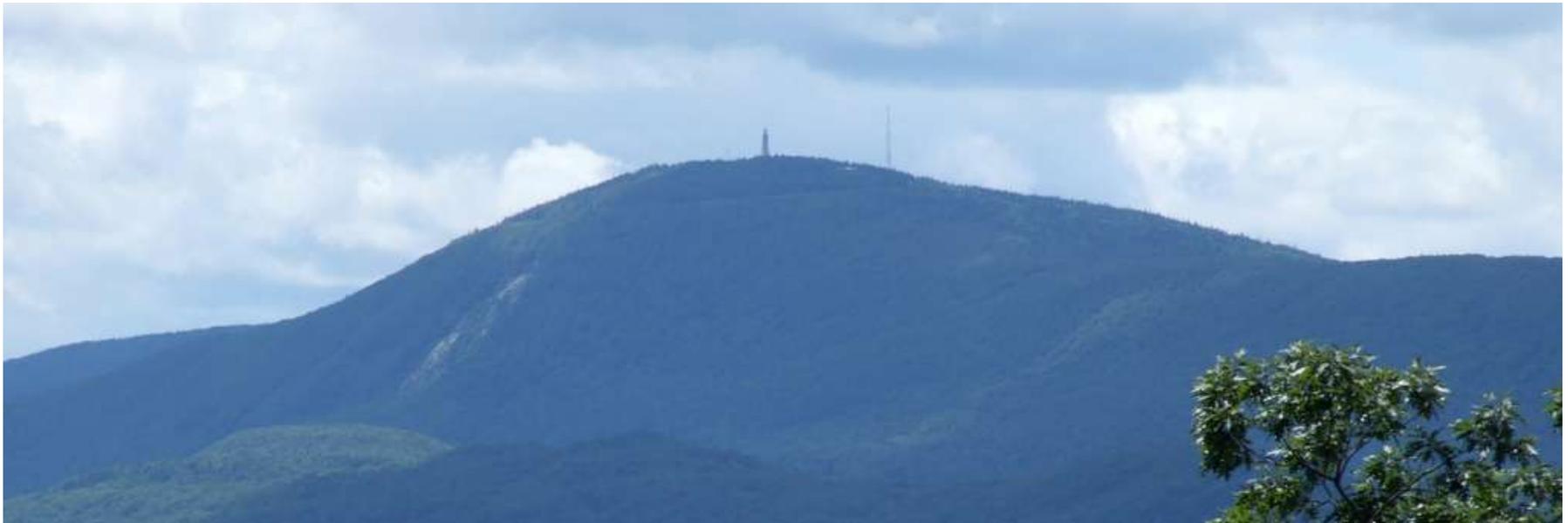
Design and Construction Estimate

\$2 million

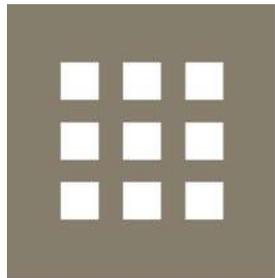
Funding Sources

\$1.2 million Executive Office of Energy and Environmental Affairs

\$800,000 Federal Scenic Byways Grant

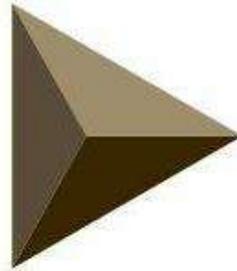


Consultant Team



DHK

ARCHITECTS



SIMPSON GUMPERTZ & HEGER



Cardno
Shaping the Future



- Preservation
- Building Envelope
- Structural Engineering
- Finish Restoration
- Accessibility
- Public Procurement



APPALACHIAN
TRAIL

PARKING

SUMMIT RD

TOWER

NEW
GARAGE

OLD GARAGE

BASCOM
LODGE

SCHIST
OUTLOOK

Existing Conditions

- Water infiltration issues



INSIDE WALL CAVITIES



SURROUNDING INFRASTRUCTURE



Existing Conditions

- Water infiltration issues
- Chamber finishes do NOT hold up



PLASTER FAILS TO STAY ON



UNIQUE SUMMIT MICROCLIMATE



Existing Conditions

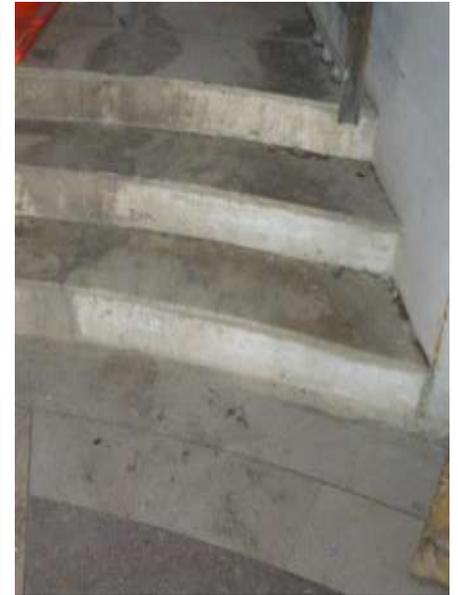
- Water infiltration issues
- Chamber finishes do NOT hold up
- Accessibility improvements needed



TOWER ENTRANCE

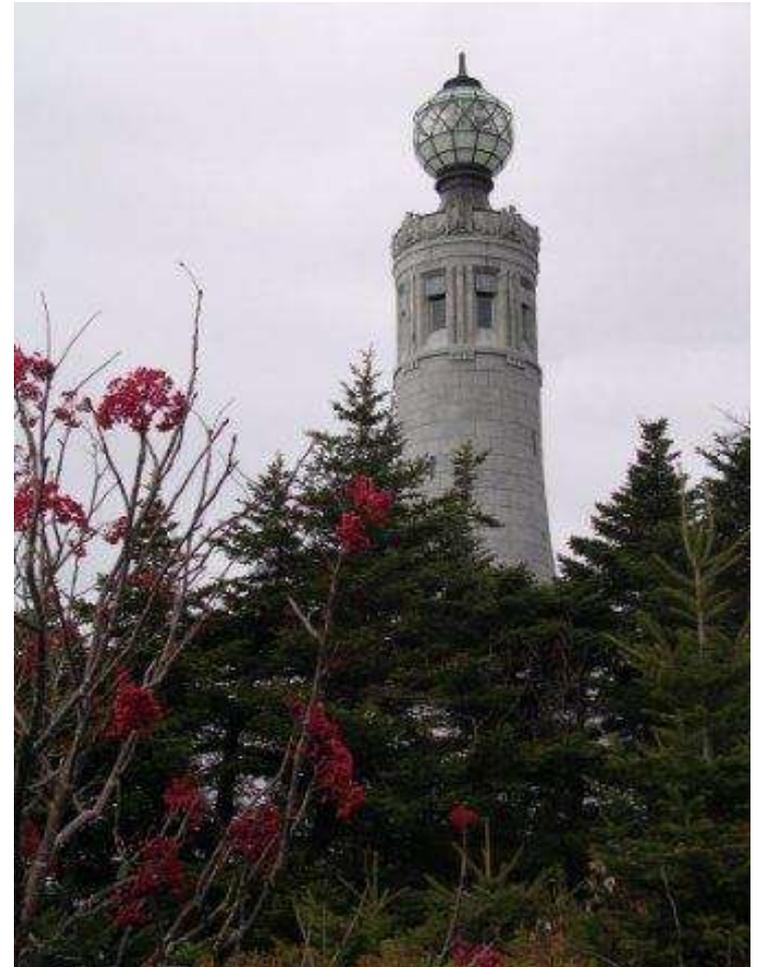


CHAMBER EXPERIENCE



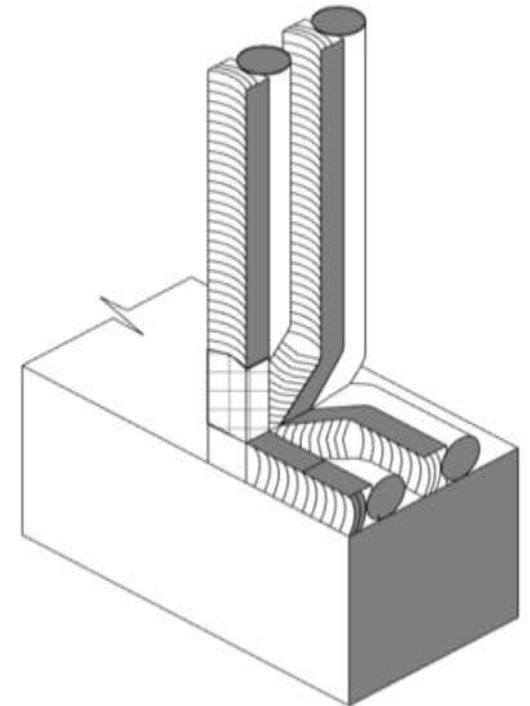
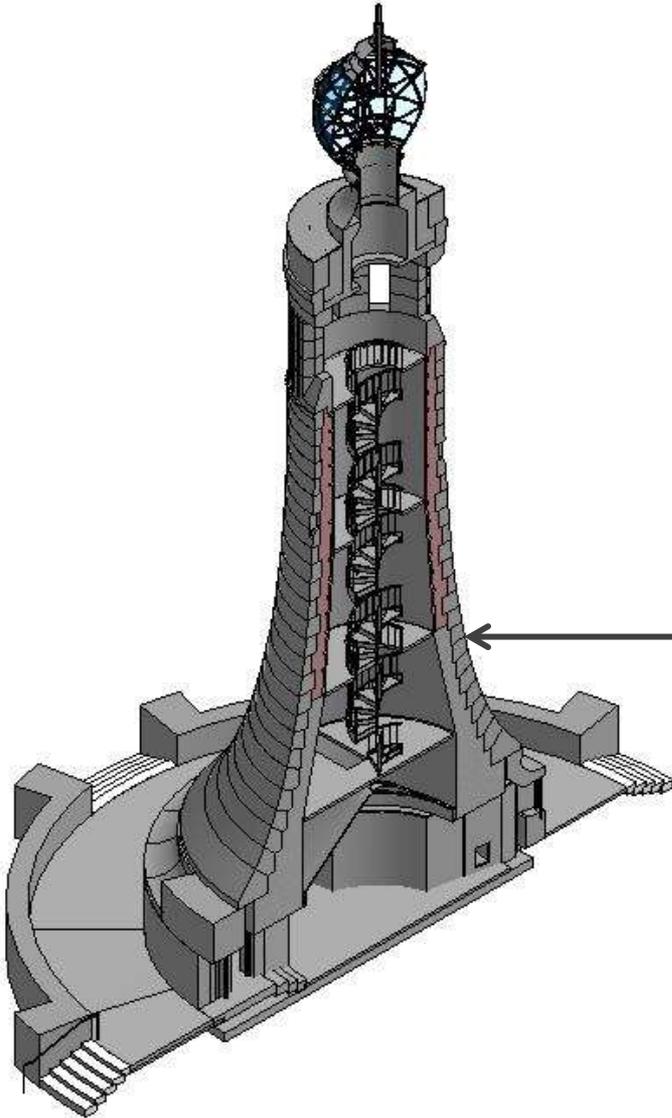
Design – Guiding Principles

- Reduce the amount of water infiltration
- Secretary of Interior's Standards for Rehabilitation
- Assume 10-year lifespan for repairs
- Test waterproofing techniques in mockup



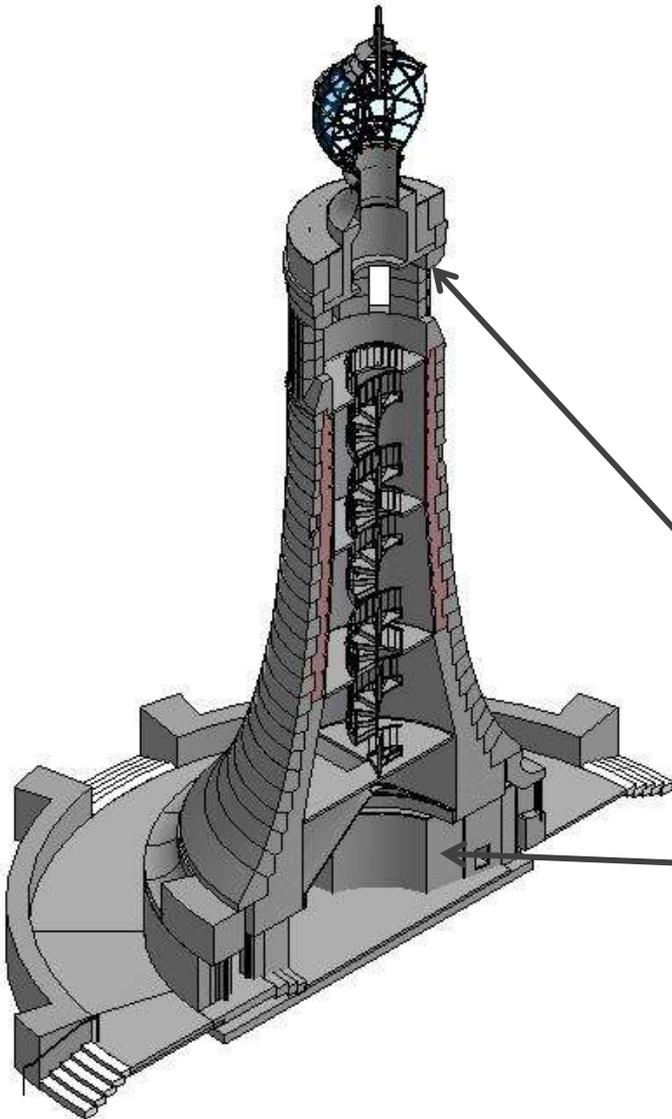
Proposed Repairs & Improvements

- Masonry double sealants



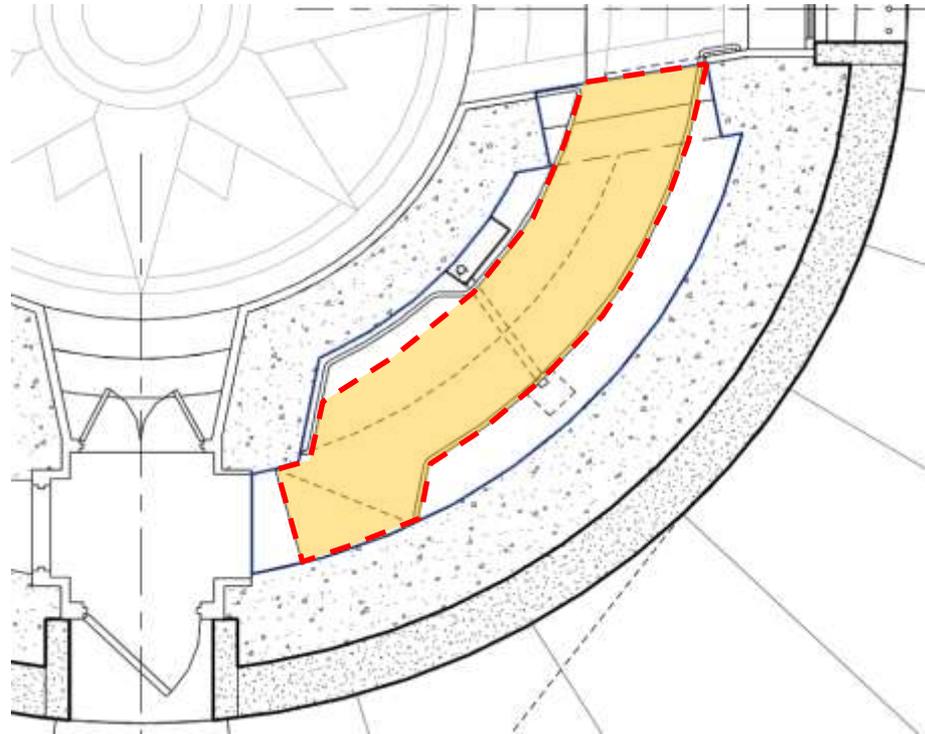
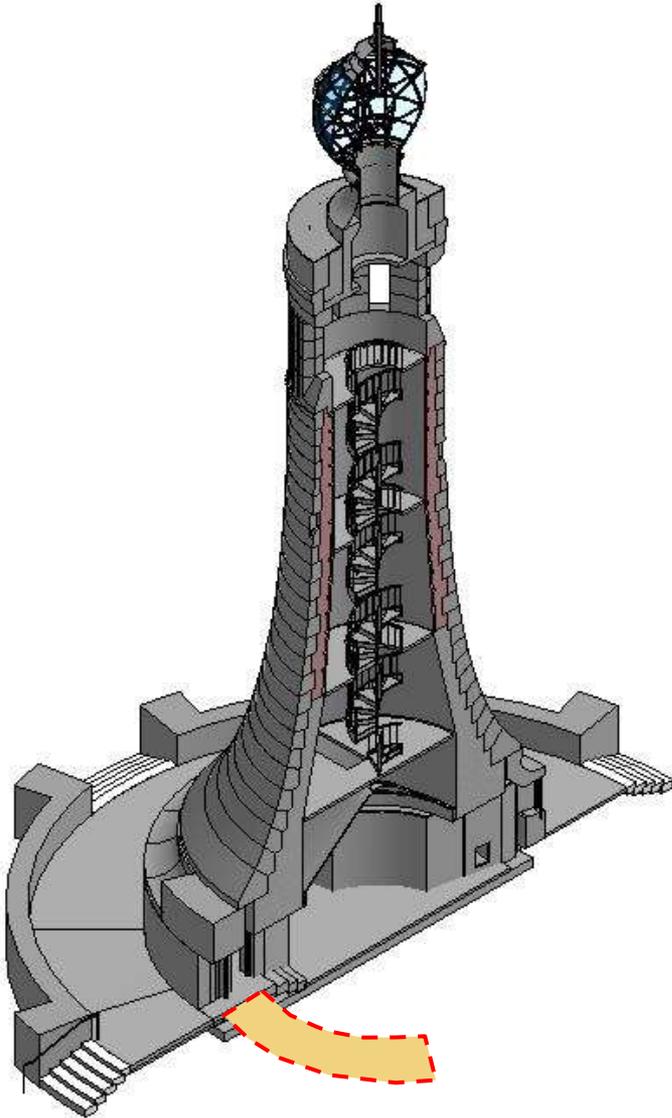
Proposed Repairs & Improvements

- Masonry double sealants
- New dehumidifier and repaired fans



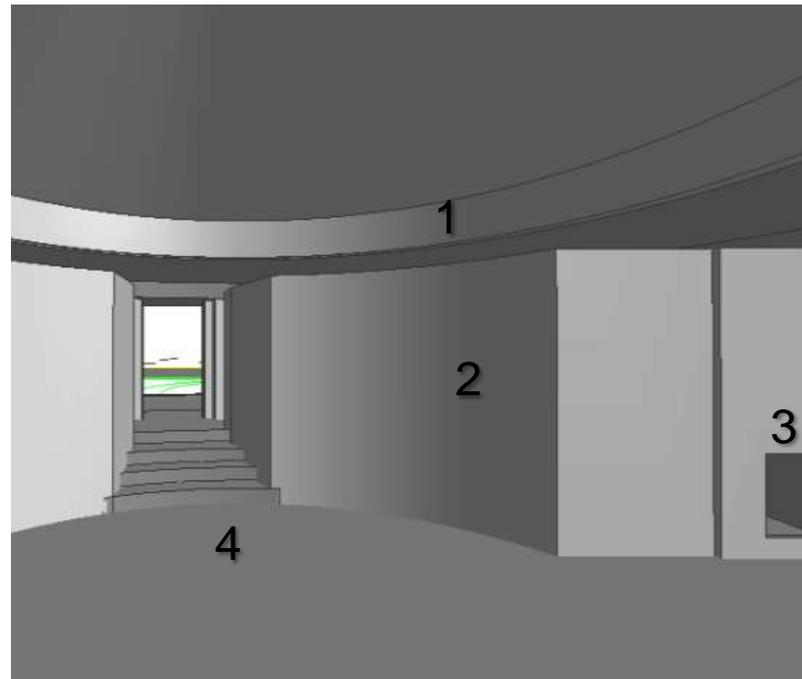
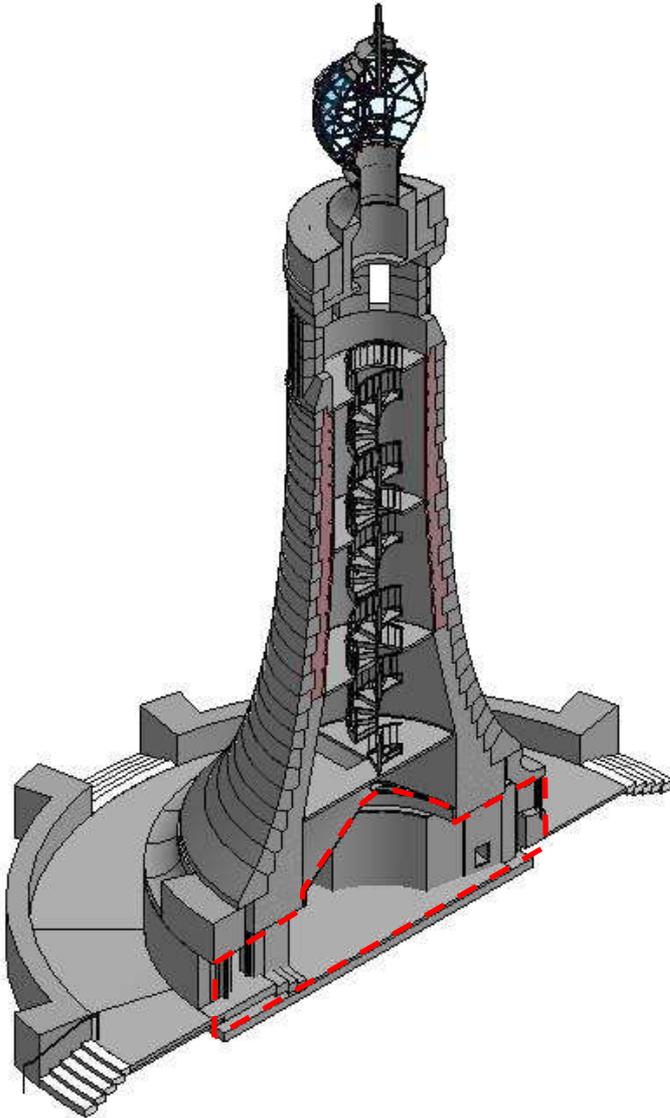
Proposed Repairs & Improvements

- Masonry double sealants
- Dehumidifier & Fans
- New access ramp



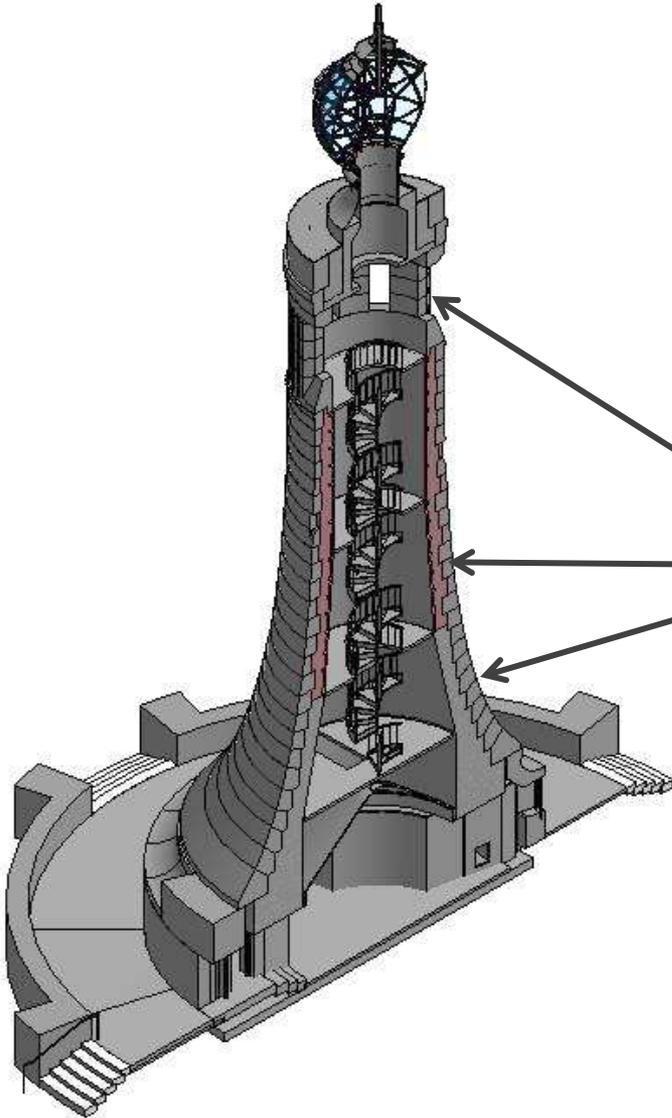
Proposed Repairs & Improvements

- Chamber Finishes:
Marble Frieze (1); Stucco Walls (2);
Bronze Grilles (3); Marble Floor (4)



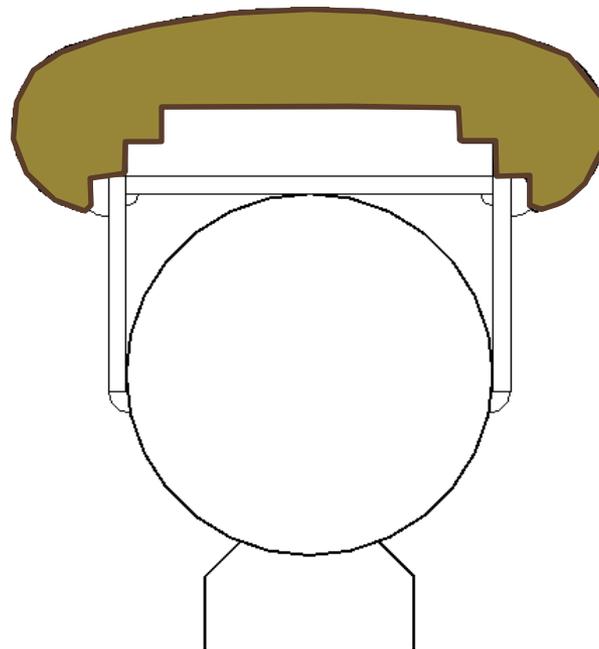
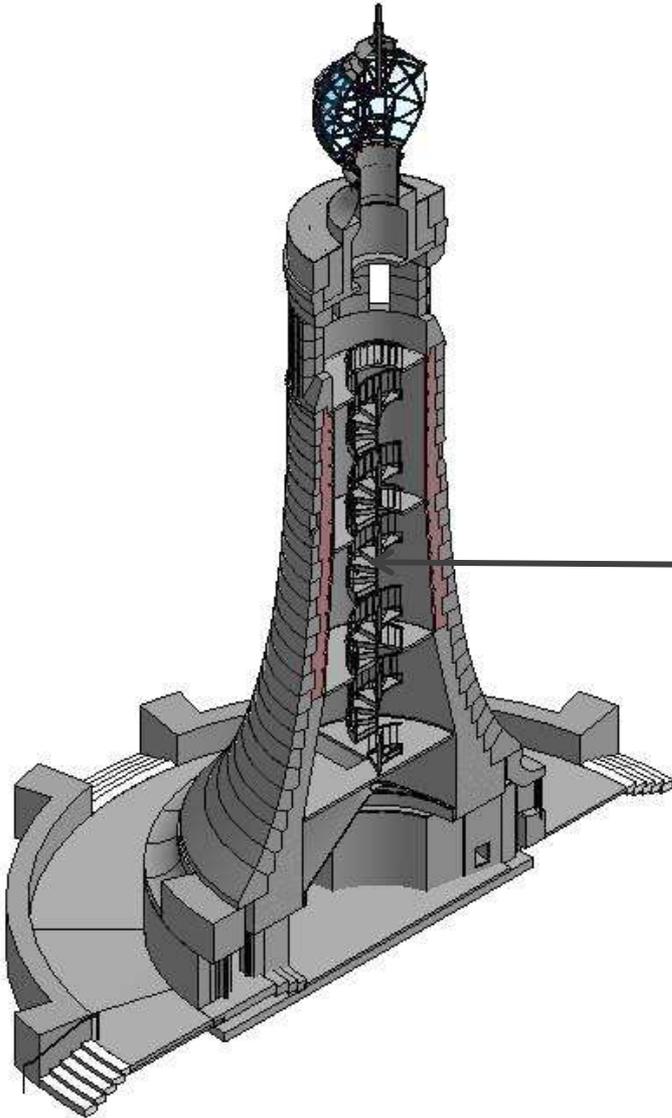
Proposed Repairs & Improvements

- Chamber Finishes
- Light Fixtures (Wall / Ceiling)



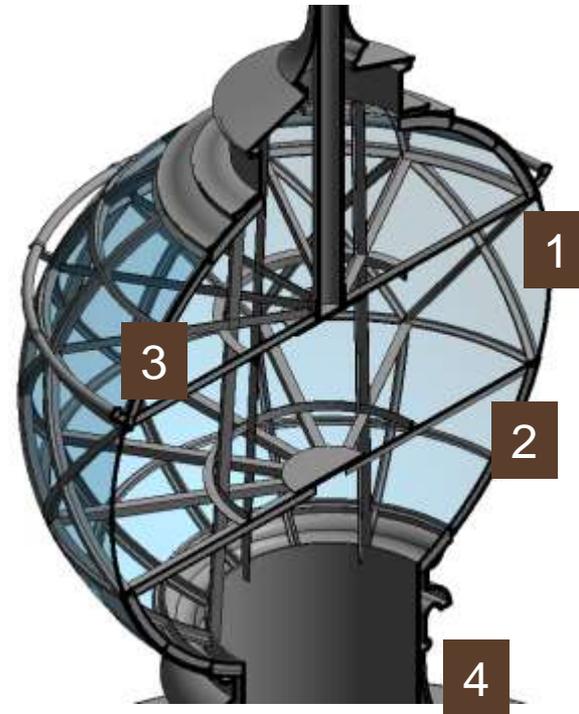
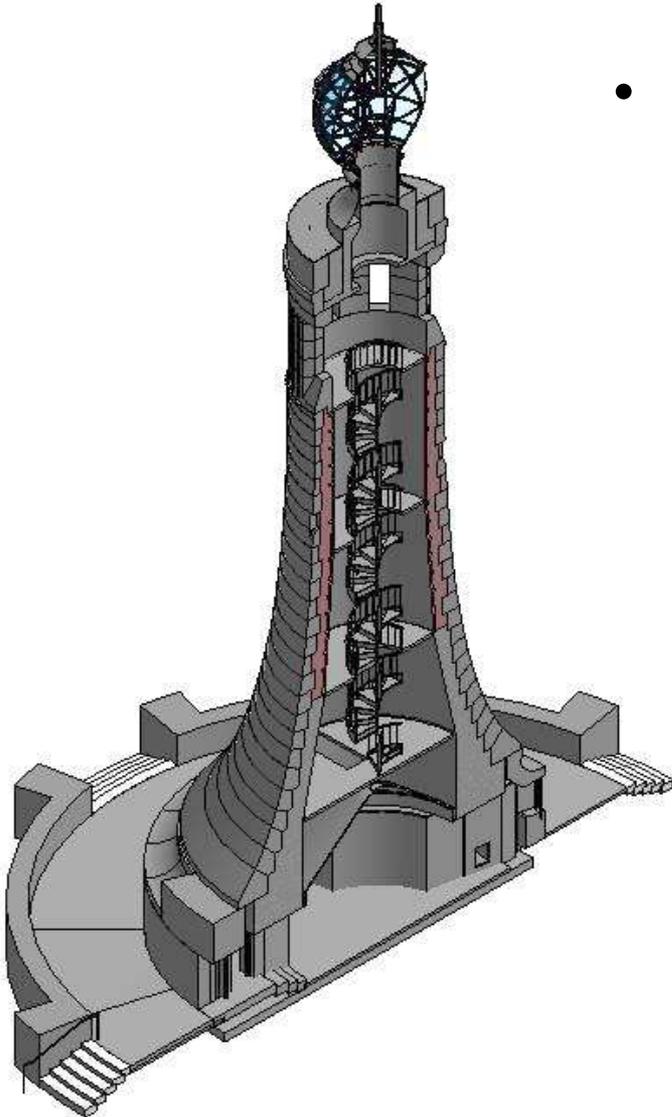
Proposed Repairs & Improvements

- Chamber Finishes
- Light Fixtures (Wall / Ceiling)
- Spiral Stair Rail Cap



Proposed Repairs & Improvements

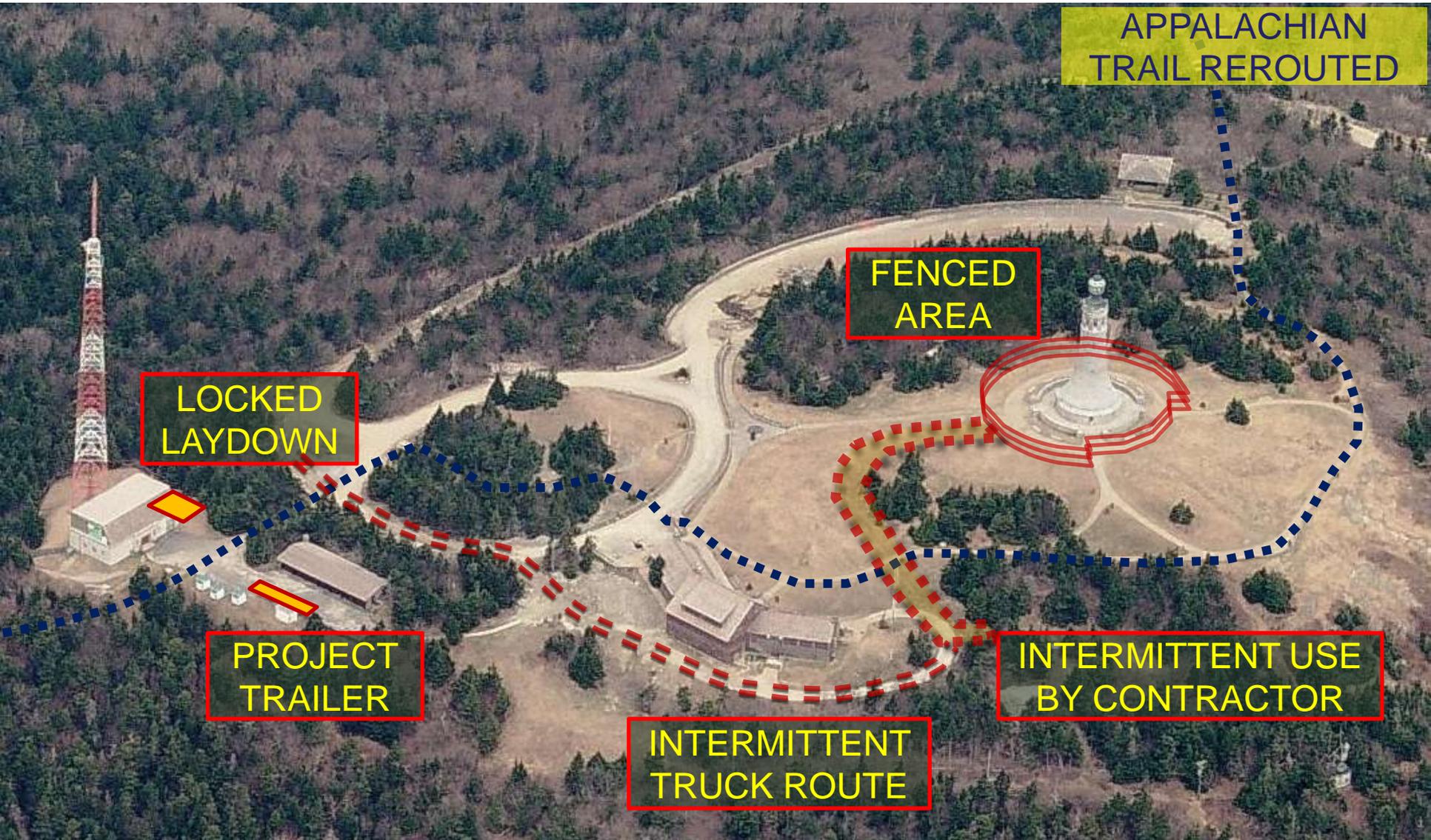
- Globe Repairs: Replace panels (1); Reseal mullions (2); New LED lights (3); Repair flashing (4)



Construction Impacts

- Tower area closed off by fencing
- Construction vehicles crossing pathways (limited occurrences)
- Staging Tower with partial wrapping

Construction Impacts



Construction Mitigation

- Temporary signage
- Limitations on use of heavy equipment
- Construction schedule updates on-site
- Project page on DCR website

Memorial Chamber—Before and After



Interpretive Improvements

- Enhance understanding of tower's memorial function
- Improve access to views from observation level
- Universal access and multi-sensory experience



Interpretive Improvements

- Make use of terrace walls for view interpretation to enable access when Tower is closed
- Maintain reverential character of memorial chamber



Next Steps

- Complete 100% design documents
- Construction contract bidding in April 2015
- Construction begins July 2015



Q & A / Discussion

Additional Information

For more information:

- Web: <http://www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings/>

If you have questions or concerns or would like to be added to an email list to receive DCR general announcements:

Email: MassParks@state.ma.us

Call: 617-626-4973