

# Appendix A – CPA Preliminary Proposal

[CPC Use Only]	Date Received: 10/24/24	Received By: Katie Berry	Assigned CPC #: 2026-18
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

## 1-A Applicant Information

Last Name: Stephen	First Name: Woodin
Organization(s)(as appropriate) Williams Barn Committee	

1-B Regional Project? YES  NO  If YES, Town/Organization:

2 Submission Date: 24 October 2024

## 3 Applicant Address

Street: 173 Main Street	City: Groton	State: MA	Zip: 01450
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4 Phone: 978-501-7577 Email: woodinsteve@gmail.com

## 5 CPA Purpose (Check all that apply)

Affordable Housing: <input type="checkbox"/>	Community Housing: <input type="checkbox"/>	Historic Preservation: <input checked="" type="checkbox"/>
Open Space: <input type="checkbox"/>	Recreation: <input type="checkbox"/>	

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 Project Address/Property Owner's Name: 160 Chicopee Row / Town of Groton

7 Project Name: FY26 Williams Barn Renovation

## 8 Community Preservation Plan Objectives – Use codes from SECTION 5 to indicate all that apply

Community Preservation Plan: 5.1.1, 5.1.2, 5.1.3

9 Proposal Basic Description

The Williams Barn Committee is applying for CPA funds for repairs to ensure the structural integrity for the circa 1840 structure. The northeast foundation wall is in danger of collapse. The wall has been repaired periodically but now the fieldstone foundation needs to be completely rebuild which means supporting the barn, removing the wall material and the reassembling it. The sill which is sitting on the foundation to be rebuilt, needs to be replaced as it has rotted and it supports the weight of one of the columns that holds up that corner of the barn.

In addition to the foundation and sill, an inspection has revealed that there are two critical structural beams that have cracks in them that will have to be replaced. The barn has received some water damage over the years that will require the replacement of some parts of the gable end and fascia. Also, part of the roof needs to be extended so that rain water falls away from the foundation and the sills. Some of the barn's wooden siding needs to be replaced to make sure water stays away from the sills and foundation.

For the safety of visitors to the barn, a hand rail needs to be installed on the earthen ramp between main floor and the lower floor of the barn. Currently the ramp is closed to visitors requiring them to exit the building in order to pass between floors.

We urge the Town of Groton to consider this proposal to fund essential repairs to the Williams Barn. We believe that these improvements will significantly enhance the usability and safety of this historic landmark.

Budget:

- \$ 68,444 foundation work based on estimate from Earthscape Landscaping
- \$ 62,500 all non-foundation work based on estimate from Tom Connelly Woodworking
- \$ 9,056 contingency to account for uncertainties in dealing with an historic structure (7%)
- \$ 140,000 total funds requested


Note:

The barn is listed on the state's list of historic structures. It appears as GRO.181 in the state's MARCIS database.

Initial Estimated CPA Cost

\$ 140,000

10 Signature

Applicant Signature: 	Date: 24 October 2024
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date: