

# 11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 1/2/20 By: SAMMIE KUL  
Assigned CPC #2021- 06 ]

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 ABRAHAM First VANESSA  
Organization(s) (if appropriate) GROTON PUBLIC LIBRARY  
b.) Regional Project: Yes ☐ or No ☒ If Yes, Town/Organization: \_\_\_\_\_

2. Submission Date: Dec. 31, 2019

3. Applicant Address: St. 99 Main Street  
City/ State: Groton / Massachusetts ZIP: 01450

4. Ph. # 978-448-8000 Email: vabraham@gpl.org

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: Board of Trustees of the Groton Public Library

7. Project Location/Address: 99 Main Street, Groton, MA

8. Project Name: Library 1893 Pocket Doors Restoration

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Board of Trustees Chair Mimi Dabritz	99 Main St. Groton MA	603-860-8094	gpltrustees@gpl.org
Project Manager	Library Director Vanessa Abraham	99 Main St. Groton MA	978-448-2652 (w) 603-566-7766 (c)	vabraham@gpl.org
Lead Architect				
Project Contractor	Platt Builders Lawrence Howell	31 Adams Ave. Groton MA	978-448-9963	info@plattbuilders.com
Project Consultants				
Other:				

10. As appropriate, indicate if proposal requires P&S agreement N Deed

Option agreement N Other-describe: \_\_\_\_\_

11. a.) Assessor info. (map/ block/ lot id.(s)): 113 / 18 / 0 b.) Tax classification type: Government

12. Permits required: Zoning: \_\_\_\_\_ Historic Preservation: \_\_\_\_\_ Other : \_\_\_\_\_

13. Historic Commission Approval signoff (when required): \_\_\_\_\_ Date: \_\_\_\_\_

14. Funding: a.) Requested from CPC: \$10,500 b.) Committed from other sources:

\$245,000 c.) Annual anticipated total income: \$944,807 d.) Annual anticipated total

expense: \$944,807 d.) Anticipated net income (loss): \$ Estimator name/company:

15. CCP Objectives - use codes from Section 5 to indicate all that apply: 5.1.1

16. Project Timelines: Proposed Start Date: July 1, 2020 Projected Complete Date: 12/31/2020  
Estimated Delivery Date of Completion Report to CPC: Jan. 31, 2021

## 17. Project description and explanation (attach additional sheets as needed):

The original 1893 library building has solid oak paneled sliding pocket doors between the foyer and the main reference area. Originally, they were used to maintain silence in the reading room, protecting it from noise in the entryway and service desks. The doors have not worked in decades because the hardware to hang and move the doors is broken. Right now, the doors sit in the wall pockets because they cannot be moved. Platt Builders would purchase the hanging hardware, open up the walls, check the doors for any repairs needed, rehang them on the tracks, and re-plaster the walls. This work would restore the functionality of the doors so staff could open up the space or close it off. This is a gorgeous original feature that we would love to restore – not just for its beauty, but also for the ability to use them when it would benefit our patrons – for example, as noise containment on school half-day, allowing for reduced interruption to regular library business and users, or to close off the computer area during a large library event in the main floor area, so it would be quieter for patrons to work.

## 18. Feasibility:

On a walk through the library at the start of our interior space redesign project, Architect Richard Smith and Halsey Platt said the pocket doors were in great shape, and if new hardware was purchased and the doors re-hung, they would be good as new and a classic feature to restore.

## 19. List of attachments:

Pictures of the area; third/top floor map to show where the pocket doors are; letters of support from Maureen Giattino and Bobbie Spiegelman (from 2 years ago when last applied); original Platt Builders quote, plus its update 2 years ago (I have increased the request from \$9,500 to \$10,500, to allow additional contingency for increases to labor and/or parts since that time.)

## 20. Additional Information:

We are working on our final phase of interior space redesign: to redo the reference desk area to be more in alignment with present uses and needs for patrons and staff. This will be funded by a gift from the Middlesex Savings Bank Charitable Foundation. The all-new Teen Area on the top floor is complete, along with new staff offices and work areas, and the second floor Circulation Desk area and browsing space is also done, thanks to a \$121,000 grant from the Trust Commissioners. The Town has paid for all new carpeting on the top (and 2<sup>nd</sup>) floors, with help from State Aid for the cost to move all the books. Also, the GPL Endowment Trust has funded the purchase of furnishings and artwork for the new Teen Area, on top of all the other services and programs they support. The Town funded the insulation of the 18 historic windows, and the CPC granted our application for funding to restore the historic entry inner vestibule doors – all to keep the original building quieter and thermoregulated. The Town also paid for replacement of all heating units for the building. And then there is the building envelope study and new roof going on right now, paid for by the Town and a CPC/CPA grant! In short, the Town, Town Trusts, Endowment Trusts, Charitable Organizations, the State, and the CPC have given very generously to the library for not only its care and upkeep, but its preservation and protection, while also funding a multi-year space redesign project that is better serving all our patrons – most especially teens, but also adults and staff, too. But funding for restoring the doors has not been approved by the Trustees, the Town, nor the Endowment, so we are applying to the CPC for consideration as a CPA grant for FY2021.

## 21. Management Plan:

Library Director Vanessa Abraham would be the Lead Project Manager, but she is always strongly supported by Building & Equipment Trustees, Jane Allen and David Zeiler; Custodian Debbie Ladue; and Archivist & Museum Curator-trained Reference Librarian Susanne Olson. Vanessa would work with Project Manager Lawrence Howell of Platt Builders.

22. Applicant Signature: Mazlum Yalint Date: 12/27/19

Co Applicant Signature: Vanessa Abraham Date: 12/27/19

Co Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Pictures for the Library Historic Pocket Doors Restoration Application for 2019-20 to the CPC**



Left: Standing in Main Street Entrance Foyer, looking towards the west windows. Reference Desk is just on the other side of the pocket door opening, and beyond is the rest of reference, adult non-fiction, and quiet reading/working areas.



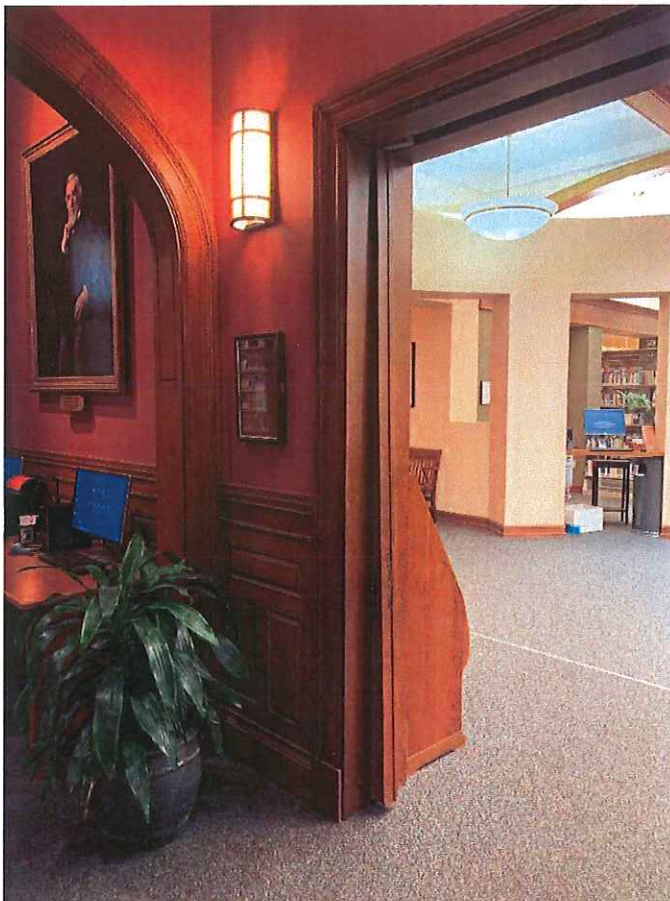
Left: The pocket door opening, seen from the inside of the library - facing the foyer and Main Street entrance.



**Pictures for the Library Historic Pocket Doors Restoration Application for 2019-20 to the CPC**

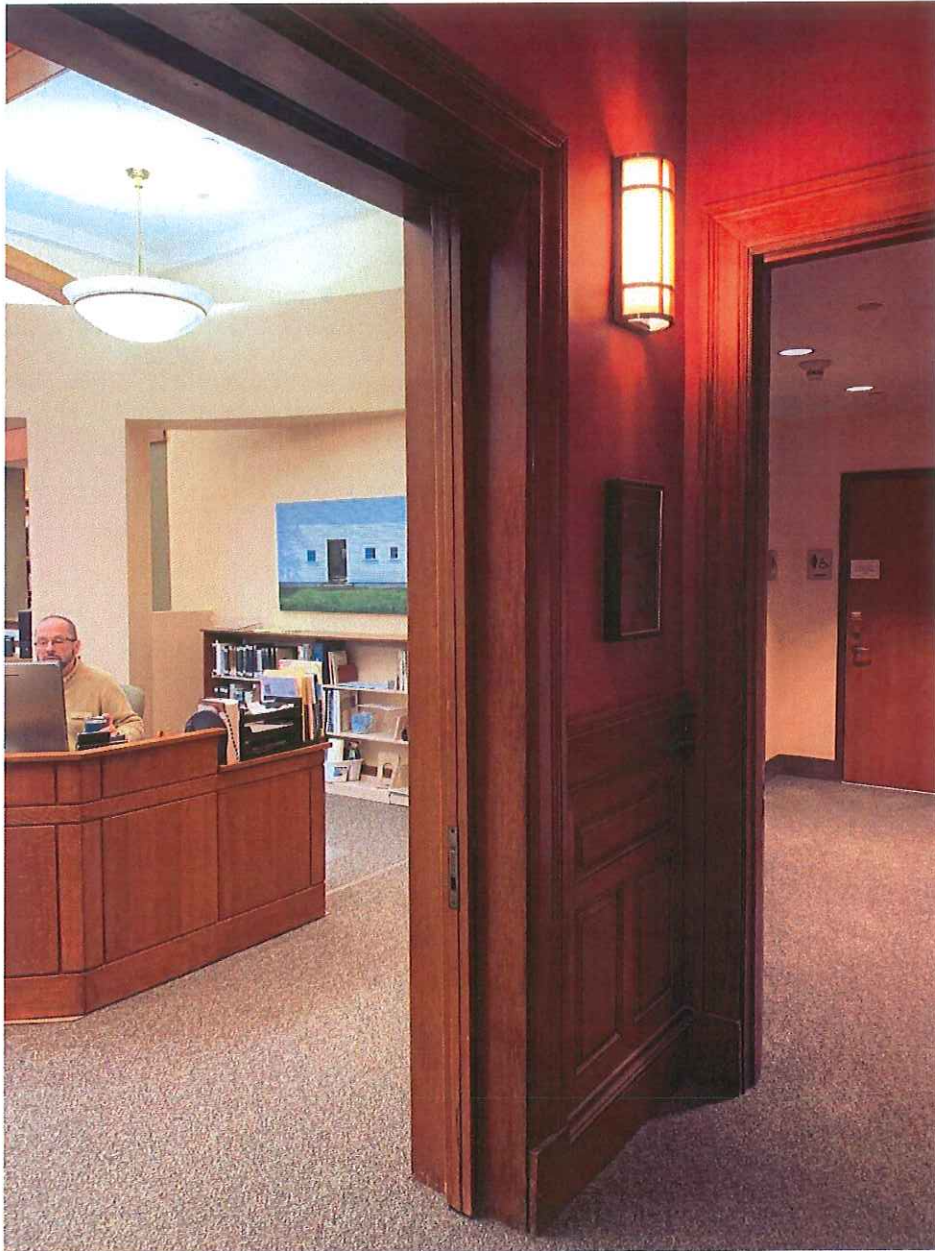


Left: The end of the pocket door



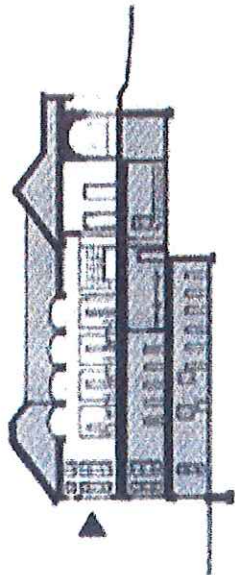
Left: The pocket door end leaning out (held in place by a wedge at the top)

Pictures for the Library Historic Pocket Doors Restoration Application for 2019-20 to the CPC

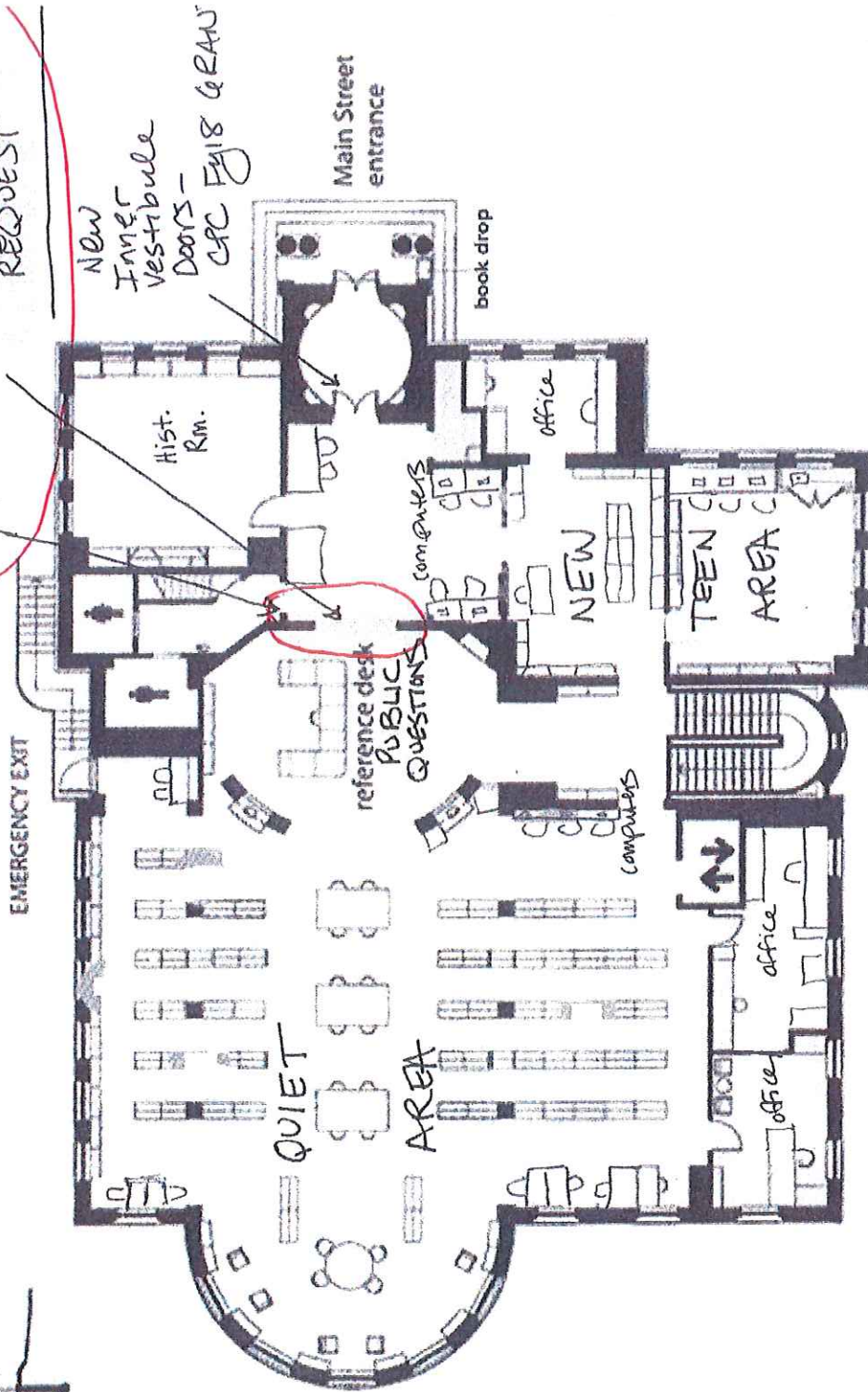


Another view of the pocket door end





# upper level:



HISTORIC, ORIGINAL  
SOLID OAK PANELED  
SLIDING POCKET  
DOORS - CPC FY19 GRANT  
REQUEST

New  
Inner  
vestibule  
DOORS -  
CPC FY18 GRANT

Main Street  
entrance

book drop

Hist.  
Rm.

reference desk  
PUBLIC  
QUESTIONS

computers

office

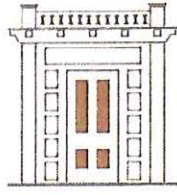
NEW

TEEN  
AREA

computers

office

office



GROTON HISTORY CENTER

*Framing our story*

February 12, 2018

Ms. Vanessa Abraham  
Director  
Groton Public Library  
Groton, MA

Dear Vanessa,

The Board of the Groton History Center voted to approve a letter of support at our recent February 5<sup>th</sup> meeting for your CPA proposal for fixing the hardware for the historic solid oak sliding pocket doors that separate the historic area from the main reading room.

The Groton History Center and GPL have established a partnership over the last several years that allow for collaborations on programming and exhibit space benefitting both organizations. It behooves our community to assure that this historic building incorporates the historic components that not only enhance the aesthetics of the space and structure but that also enhance the purposes of the preserved elements in the areas affected. The ability to close off the spaces for noise control with these elegant doors benefits all patrons while at the same time preserving the historic quality of the space in the most appropriate way.

Our organization is wholeheartedly in favor of repairing the hardware on these doors and so endorses the request for CPA funding for this project.

Sincerely,

  
Bobbie Spiegelman

President

Groton History Center



# GIATTINO DESIGN

Residential Design Services

978 • 448 • 2548

Community Preservation Committee  
Groton, MA

January 8, 2018

Dear Committee Members,

Over the past few years the Groton Library has been working to repair and restore aspects of the library that have been long deferred; especially in relation to energy use and comfort. This year we are continuing to focus on the street level entrance and its interface with the library proper.

There is a pair of original sliding oak pocket doors between the inner vestibule and the library. It has been a long time since these doors have functioned. We would like to rehang the doors on new hardware, so they can be closed to limit the draft coming into the library. These beautiful doors are original to the building. Restoring their function would further preserve the historic nature of this building, while adding to the comfort of staff and patrons.

We hope you will continue to support our efforts to preserve and maintain this important building.

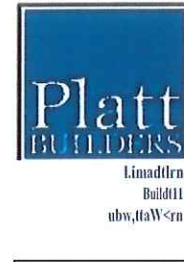
Sincerely,

Maureen Giattino



November 6, 2014

Groton Public Library  
99 Main Street  
Groton, MA 01450



**(9) Internal fixed arched storm windows - 5 week lead time**

Screw shut the bottom sashes & remove the shade hardware	\$447
Templating for the internal storm panels (9 pieces)	\$995
Build & Install a curved paint grade stop for window to sit against	\$3,030
Painting will be done by the Library's regular painter - Peg Lorenz	\$0
Fabricate & install (9) interior storm panels	\$4,633

3/4" aluminum frame, cream, tempered glass, handle on bottom

**Total \$9,105**

**Staff Room & Technical Services Room**

Replace (1) broken glass panel	\$240
Supply & install (3) rectangular interior storm panels	\$1,400
Supply & install (6) rectangular interior storm panels	\$2,660

3/4" aluminum frame, cream, tempered, handle on bottom

**Total \$4,300**

**Glass Doors at Entry - 9 week lead time**

Custom build (2) 8'h x 2'4" 12-lite glass doors	\$10,610
Quarter sawn oak with 4-1/2" stile & 1-1/4" muntin bars	
Install the doors	\$2,176
Door hardware - natural brass (allowance) & hardware install	\$3,150
Finishing of the door by Peg Lorenz	\$0

**Total \$15,936**

**Pocket door**

Remove existing pocket door & hardware, demo wall as needed	\$1,127
Installation of Hafele pocket door hardware	\$6,297
Plaster patching of two walls	\$930
Refinish of doors by Peg Lorenz (if needed)	\$0
Painting of the walls where patched by Peg Lorenz	\$0

**Total \$ 8,353**

LH

Lawrence Howell <LHowell@plattbuilders.com>

Tue 10/24/2017, 1:00 PM

**From:** Lawrence Howell <LHowell@plattbuilders.com>

**Sent:** Tuesday, October 24, 2017 1:00 PM

**To:** Vanessa Abraham

**Cc:** Steve Adam

**Subject:** RE: Quote to fix original sliding oak doors in library

Hi Vanessa,

I checked back on the original quote for the sliding oak pocket door repair from 2014 and it looks Halsey had it at \$8,353. Assuming no significant changes since then that quote is still good.

Thanks,

Lawrence Howell

Project Manager

Platt Builders

978 735-9390

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Mon 10/23/2017, 6:13 PM

Lawrence Howell <LHowell@plattbuilders.com>

Sent Items

Hi, Lawrence! We would like to apply for CPA funds to replace the broken hardware on the original sliding/pocket oak doors in the library. Halsey gave us a quote for the work a couple years ago, he said it would cost \$8,000 or so to open up the walls, install all new hardware, rehang the doors, and patch up the walls.

Would you mind giving me a current estimate for this job? The project summary requests to the Community Preservation Committee for 2017-18 are due soon.

Thank you!

Vanessa Abraham, Library Director

Groton Public Library

99 Main Street

Groton, MA 01450

978-448-2652