

[CPC Use Only: Date Received _____ By: _____
Assigned CPC #2022- _____]

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 **Black** First **Donald**

and Organization(s) (if appropriate) **Groton Cemetery Association.**

b.) Regional Project: Yes or No? **Yes** If Yes, Town/Organization: **Groton Cemetery Association**

2. Submission Date: **January 14, 2021**

3. Applicant Address: St. **573 Longley Road**

City/ State: ZIP: **Groton, MA 01450**

4. Ph. # **508-864-7242** Email: **d.r.black@charter.net**

5. CPA Purpose. Check all that apply:

Community 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: **Groton Historic Commission**

7. Project Location/Address:**242 Hollis Street**

8. Project Name: **Maintenance Shed Restoration**

9. Additional Responsible Parties (If applicable):

Property Owner – Groton Cemetery Association, 242 Hollis Street, 508-864-7242

Project Manager – Donald Black, 573 Longley Road, 508-864-7242, d.r.black@charter.net

Project Contractor – Tobies Restoration, 39 Willowdale Street, 978-960-3101,

uwe@traditionaltimbercraft.com.

Project Consultant – Robert Prescott, Shirley, MA, 978-448-9385.

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

Option agreement _N_ Other-describe:

11. a.) Assessor info. (map/ block/ lot id.(s)): **255/63**

b.) Tax classification type: **C**

12. Permits required: Zoning: N Historic Preservation: N Other: NA

13. Historic Commission Approval signoff (when required): **See Letter Attached** Date: **2/13/21**

14. Funding:

a.) Project Cost: \$ **67,125.00** Estimate: \$ **67,125.00** Professional Quote: \$ **65,000.00**

b.) Requested from CPC: \$ **65,000.00**

c.) Committed from other sources: \$ **2,125.00**

d.) Annual anticipated total income: \$ **0.00**

e.) Annual anticipated total expense: \$ **0.00**

f.) Anticipated net income (loss): \$ **0.00**

g.) Estimator name/company: **D.R. Black, Building Contractor**

15. CCP Objectives - use codes from Section 5 to indicate all that apply: **5.1.2; 5.1.3**

16. Project Timelines: Proposed Start Date: **July 1, 2021** Projected Complete Date: **June 30, 2022**

17. Estimated Delivery Date of Completion Report to CPC: **July 2022**

18. Project description and explanation (attach additional sheets as needed): **Please see attachment labeled Project Description and Explanation.**

19. Feasibility:

Under Feasibility, the determination will be made to determine the building's structural condition and whether it is worth saving. A preliminary inspection by Uwe Tobies, who specializes in period style framing, saw no concerns structurally other than possible sill replacement.

The roof is showing its age and will need to be replaced.

Two entry doors will need to be more in keeping with the period as will the Barn doors and trim.

There is an overhead door in the lower level that does not match the period We will consult with the Historic Commission for recommendations.

The cement block foundation probably replaced a failing fieldstone foundation. Recommendations will be sought in that regard.

The Siding appears to be in reasonable shape and can be saved with scraping, primer, and paint.

The exterior trim is in need of replacement in many areas.

Steps will be needed to access the building.

A Yard Light is to be removed as well as the electric meter.

The interior needs cleaning and sorting out.

20. List of attachments: Please See Attachment Sheets.

21. Additional Information:

22. Management Plan:

This project would commence as soon as approved by the CPC. A proposed starting date would be July 1, 2021.

Stabilizing the structure by way of sill replacement would be the first order of business.

The roof replacement would come next to maintain a dry working environment.

Exterior trim, Doors, and Window glazing would follow.

Electrical Service work, lighting, and code related items will be code compliant.

For the benefit of the Groton Cemetery Association, the Funeral Homes and their customers, we will observe a work stoppage during any Graveside Services. Otherwise work would be scheduled and continue uninterrupted until completion.

The Groton Cemetery Association, through its Project Manager, will maintain regular contact with the CPC liaison. A list of itemized expenses will be provided monthly to control project costs and prevent cost overruns.

23. Applicant Signature:



Date: 2/17/21

Co Applicant Signature: not applicable

Co Applicant Signature: not applicable

18. Project Description and Explanation

To the Members of the Community Preservation Committee:

The Groton Cemetery was founded in 1847 with the purchase of eleven acres from Joshua Gilson. As the town grew and land acquisition opportunities became available, the cemetery was expanded in 1883 and then again in 1938 when thirty three acres were donated by Antoinette Williams. The Williams donation brought the cemetery's total acreage from the original twenty one acres to fifty four acres. In 1997 the Cemetery Association voted to donate one acre back to the Williams Barn CPC project so that adequate parking space could be provided for all public and private events held at the Williams Barn.

The Groton Cemetery Association is a private entity consisting of twelve Trustees, and is and always has been the governing body. The Association is responsible for managing the day to day operations as well as the care, maintenance and interments which take place on the property.

In 2022 we will observe 175 years of service to the community. Within our borders lie the graves of men and women who have made major contributions to the history of Groton and Our country. Our Veterans graves total over 500 and are signified by the placement of a medallion the US flag at each gravesite. We are one of the few towns in these United States that contains the graves of men and women who have served this country in every major conflict. There are engravings on curbed family plots, creative headstones, sculptures and inscriptions which provide a time capsule to the past. Wind, weather and settling takes its toll on these pieces of history. It is our duty to make sure that they are preserved not only for our generation but future generations as well. It is for this reason that we make application to become a part of the Groton Community Preservation Plan.

Proposal

The Groton Cemetery Association proposes to repair and restore the two structures in the original 21 acres to the condition that the Founders created during the early years of the cemetery. (1847-1883). In order to complete the restoration, we must perform the following:

1. Perform a structural assessment of the Maintenance Building by a professional familiar in timber frame construction.
2. The white clapboard Maintenance Building was constructed in the mid 1800's and has served as a storage and tool shed in recent times.
3. The building has fallen into disrepair in recent years and is in serious need of a historically accurate makeover which would be consistent with the construction practices of the mid 1800's.

4. From the analysis drawn from the inspections, repair estimates will be received and compared for historic accuracy.
5. This will give us the basis for our funding request.

The Groton Cemetery Association will seek the advice of those individuals who are licensed and insured experts in their respective fields. We are fortunate in that we have gained a working relationship through the years with those who are experienced in granite preservation work and contractors who are sensitive to historic preservation. It is with this confidence that we submit this application.

Respectfully submitted,



For The Groton Cemetery Association Trustees

Groton Historical Commission
173 Main St.
Groton, MA 01450

February 12, 2021

Don Black
Groton Cemetery Association
573 Longley Road
Groton, MA 01450

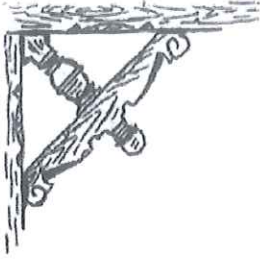
Dear Don-

Please accept this letter on behalf of the Groton Historical Commission (GHC) in support of CPA application 2022-01; Maintenance Shed Restoration as submitted by the Groton Cemetery Association.

The GHC appreciates the historical significance of this building. It is a key piece to a very important cultural asset in Town. The maintenance shed, which was originally constructed in the late 1800's, has gradually fallen into disrepair over the years. The committee is very happy to see the effort being made to restore this facility to its original form.

The GHC would like to thank you, and your colleagues on the Groton Cemetery Association for your continued efforts to preserve what has become the final resting place for many Groton residents since 1847.

Sincerely,
Bob DeGroot
Groton Historical Commission



Traditional Timbercraft

TOBIES RESTORATION

39 Willowdale St, Groton, MA 01450 978-996-3101 uwe@traditionaltimbercraft.com

Proposal #324

Groton Cemetery Association
c/o Don Black
P.O Box 212
Groton , MA 01450

Feb. 10, 2021

Job description :

+ perform repairs on maintenance building at the Groton cemetery

The building was built as a stick frame building , measuring 21' x 18'5" with a 5' side addition used as bathroom . The frame consists of 2"x 4" studs and 4"x 5" corner posts . Half of the building has a loft .

It sits on a concrete/ cinder block foundation . This foundation extends also under the later installed side building . This and the two "sliding" beams in the basement makes me believe , that the building was moved to the current location at some point .

The roof is covered with 3-tab asphalt shingles .

9 double hung windows with 6 over 6 sashes were installed , most likely when the building was moved . Two windows of the basement were removed and closed with plywood sheets . Most of the trim is in decent shape , however , repairs as well as some replacement of clapboards is needed .

The first floor structure was build with half round timbers .

The main entrance has two swinging doors with strap hinges . In addition there are two modern doors on the side . The entrance into the basement has an overhead door .

We will build two new swinging doors , z-frame with tongue and groove boards

We will build and install two barndoor style , z-frame side doors ,

The estimated cost below does not include work on the basement door

Scope of work :

- + replace approx. 10 lft of sill , using 6"x6" rough sawn red oak on top of asphalt roll roofing as moisture barrier
- + install approx. 26 lft of freeze board at front wall
- + build and install two swinging doors , using original hinges
- + build and install two new side doors , using antique style strap hinges
- + install staging on right gable wall
- + replace crown molding on right gable triangle
- + replace corner trim of right front corner
- + install 26 lft. of freeze board on back eave wall between existing and new clapboards
- + install approx. 180 sqft of primed cedar clapboards over back side and right side concrete foundation
- + repair/reglaze 6 windows (12 sashes)
- + replace 3 windows (6 sashes) using single pane wood sashes , true divided
- + repair / replace trim where needed

Estimated cost and labor rates

- + all work is to be performed on a time and materials basis
- + the costs quoted below are estimates for completing that which is listed in the scope of work
- + we bill for our work as follows :

Myself (Uwe Tobies)	\$70/hour
Construction manager	\$50/hour
Carpenter	\$45/hour
Laborer	\$30/hour

- + the estimated cost for labor for the work will be in the area of
\$22,660.00
- + the estimated cost for materials for the work will be in the area of
\$6,664.00
- + job expenses with the exception of labor will include a 30% markup
- + estimated cost does not include building permit and waste removal

Please feel free to contact me with any questions or comments at 978-996-3101 or uwe@traditionaltimbercraft.com

Component Cost Estimates

Roofing \$ 5,500.00

Sills	
Entry Doors	
Barn Doors	\$ 30,000.00
OH Door	
Siding	
Trim	
Windows	

Chimney \$ 4,000.00

Parge Foundation \$ 5,000.00

Entry Steps \$ 2,500.00

Electrical \$ 6,000.00

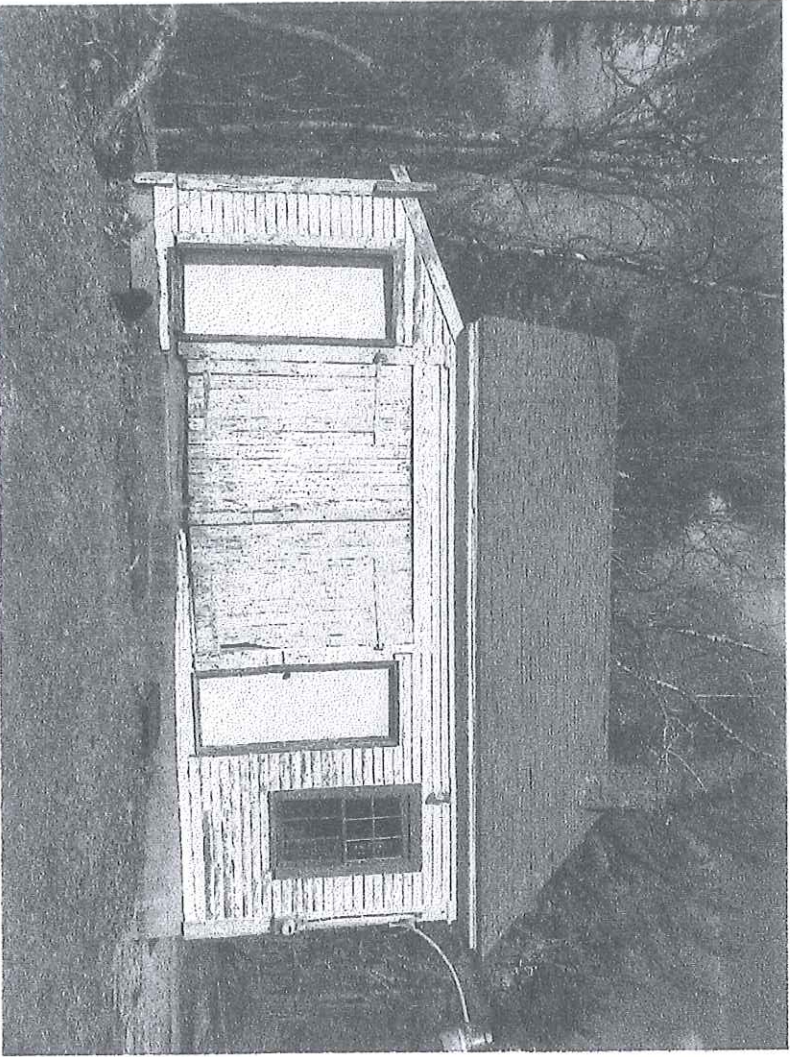
Interior Repairs \$ 5,500.00

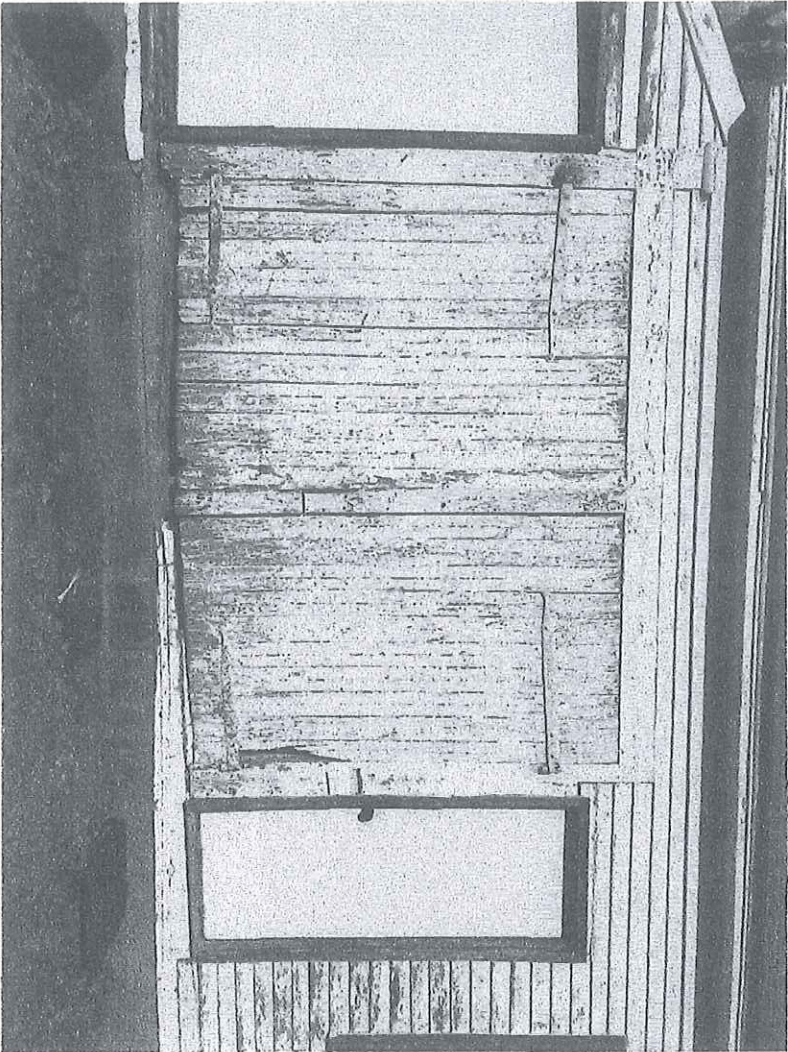
Painting \$ 6,500.00

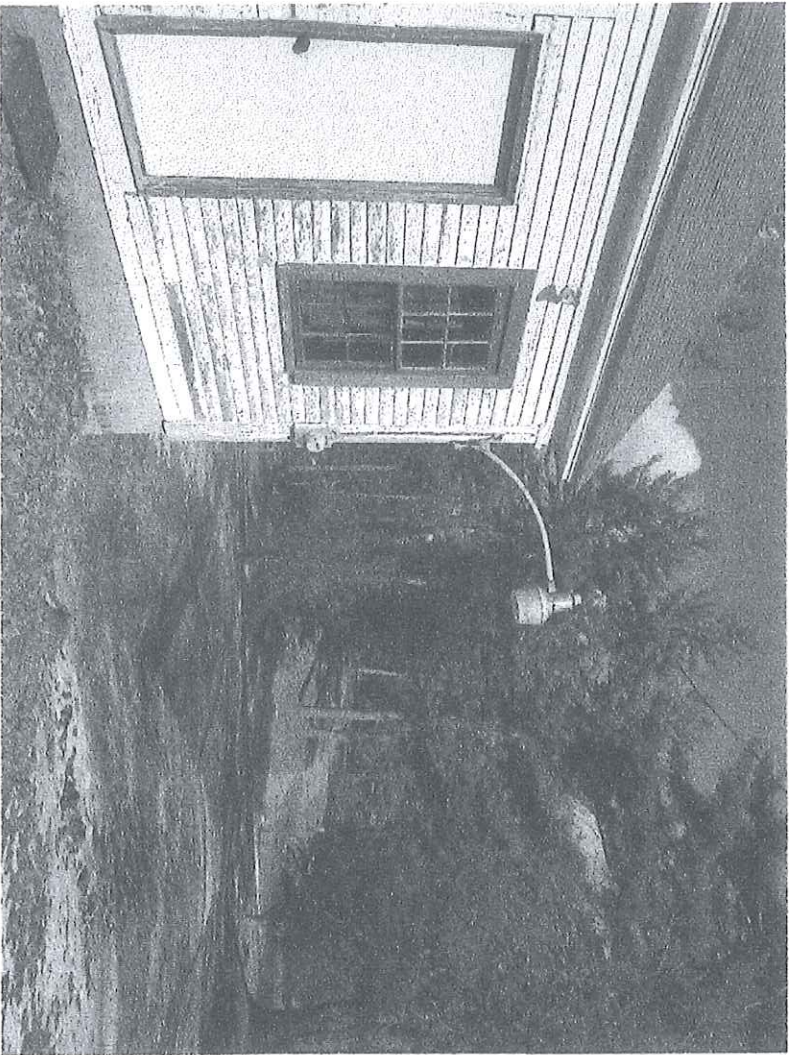
Total \$ 65,000.00

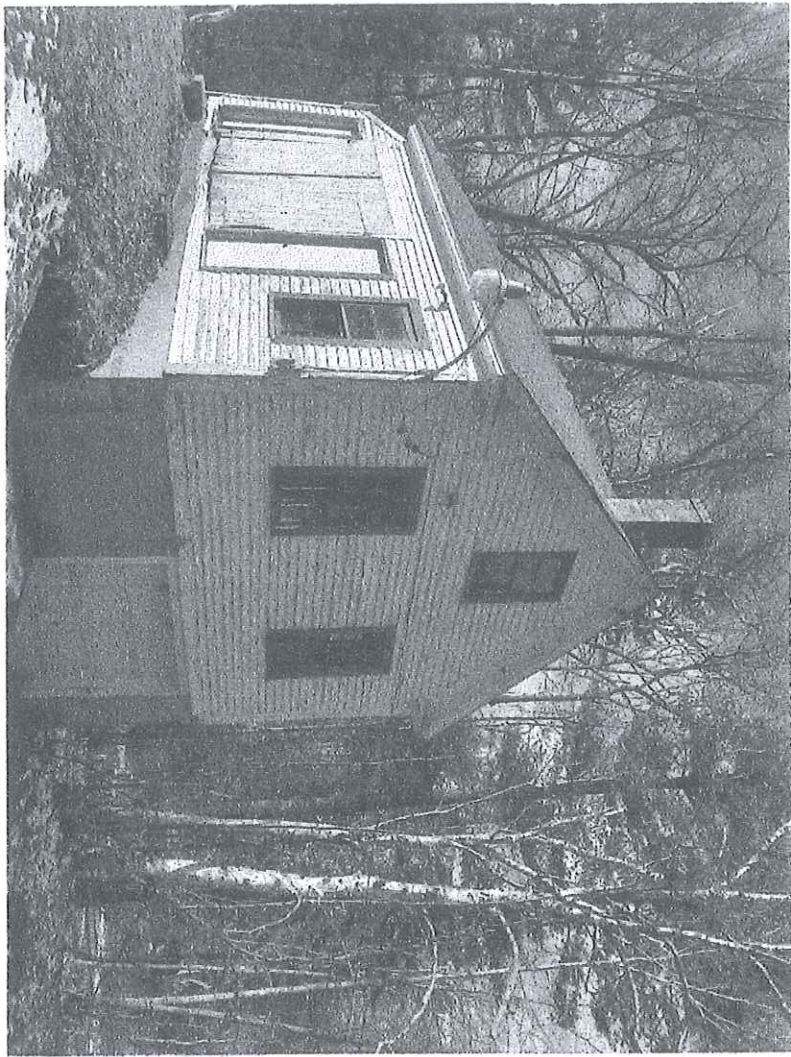
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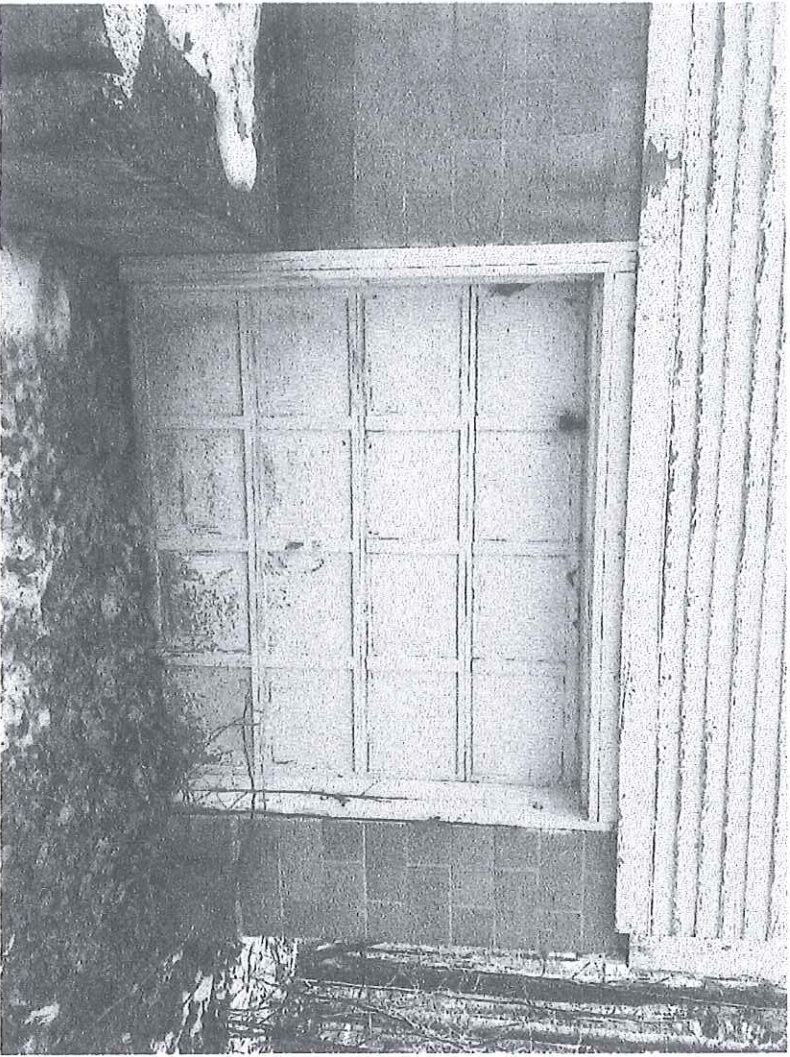
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