

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 2/18/2021 By: SAMMIE KUL
Assigned CPC #2022- 13]

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 Zeiler First DAVE
Organization(s) (if appropriate) Groton Public Library (GPL)

b.) Regional Project: Yes ? or No? If Yes, Town/Organization: _____

2. Submission Date: 1/13/21

3. Applicant Address: St. 99 Main St
City/ State: Groton, MA ZIP: 1450

4. Ph. # 978-798-2371 Email: grotondave@me.com

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: Groton Public Library

7. Project Location/Address: 99 Main Street, Groton, MA 01450

8. Project Name: Original Interior Skylight Restoration

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	GPL	99 Main St	978-798-2371	grotondave@me.com
Project Manager				
Lead Architect				
Project Contractor	John Brooks Fine Furniture	248 Main St., Groton	978-501-1000	john@jbfinefurniture.com
Project Consultants				
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement Deed
Option agreement Other-describe: _____

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

12. Permits required: Zoning: _____ Historic Preservation: _____ Other : _____

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

14. Funding: a.) Project Cost: \$ _____ Estimate: \$ _____ Professional Quote: \$ 2,250.00

b.) Requested from CPC: \$ 3,000.00 c.) Committed from other sources: \$ _____

d.) Annual anticipated total income : \$ _____ e.) Annual anticipated total expense: \$ _____

f.) Anticipated net income (loss): \$ _____ g.) 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: 7/1/21 Projected Complete Date: 12/31/21

17. Estimated Delivery Date of Completion Report to CPC: 1/15/22

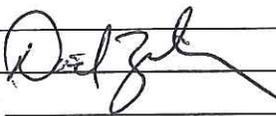
18. Project description and explanation (attach additional sheets as needed): The original interior skylight has been in place since the original library was erected in 1893. A visual inspection of the skylight shows that the original glazing and perhaps some of the woodwork has deteriorated over the last 127 years. The vast majority of the wood appears to be in good repair. Our objective is to restore and fortify this original piece of the building fabric. We have a quote from John Brook Fine Furniture for this project at a cost of \$2,250.00, but allowing for contingencies, our request is for \$3,000.00. This project conforms to the CPC Allowable Spending Chart under Historic Restoration, code 5.1.1

19. Feasibility: Extremely feasible

20. List of attachments: Quote from John Brook Fine Furniture

21. Additional Information: The time line would be to schedule the project with John Brooks Furniture after funding approval at Spring Town Meeting to commence as soon as possible after July 1, 2021

22. Management Plan:

23. Applicant Signature:  Date: 1/13/21
Co Applicant Signature: _____ Date: _____
Co Applicant Signature: _____ Date: _____

Sammie Kul

From: David Zeiler <grotondave@me.com>
Sent: Thursday, February 18, 2021 9:30 AM
To: Community Preservation; Sammie Kul
Subject: Final CPC Application for GPL Interior Skylight Restoration.
Attachments: Community Preservation Committee.docx; ATT00001.htm; 2022-13 GPL Ltr of Support.docx; ATT00002.htm

Hello All,

Please find attached a letter (word document) answering the points raised in the public hearing regarding this year's applications as well as the letter from your commission dated February 10, 2021.

The computer gods were not smiling on me and I am unable to open the Writable PDF file that was initially submitted and subsequently updated, thus the need for a word document.

If there are any problems with these attachments, please let me know as soon as possible.

Thank you for your consideration,
Dave Zeiler
978-798-2371
grotondave@me.com

Community Preservation Committee

RE: FY2022-13 Restoration of Original Interior Sky Light
Groton Public Library

To All,

Thank you for your time and feedback regarding the proposal for the Restoration of the Original Interior Skylight at the GPL. This document will answer the questions you raised in that meeting as well as in the letter from your committee dated February 10, 2021.

- 1) This request is as efficient in it's funding estimate due to the nature of the work involved. Although every care will be taken in removing and replacing the skylight, given the fragile nature of historic glass (over 125 years old) and the cost to replace it in kind, it seems prudent to have slightly more than a 15% cost overrun contingency included in the request. If the restoration is completed with no complications, any excess funds will be returned to the CPC.
- 2) Management Plan. As the lead member of the Buildings and Grounds subcommittee of the GPL Trustees, I will be overseeing the removal and return of the sky light. The majority of the work will be done off site in the shop of John Brooks Furniture and will not require daily management. I will be the contact person if an issue arises with the restoration, as well as being present for the removal and the return/reinstallation of the skylight. The project will commence on or as near as possible to July 1, 2021, to be coordinated by myself and John Brooks as soon as funding is authorized. It should take 2 or 3 weeks to complete the project and then I would oversee the reinstallation.
- 3) Because of the Covid pandemic, the GPL FY2021 budget was frozen, with both a hiring and spending freeze. The proposed FY2022 budget is to be reduced by at least 5%, plus a spending and hiring freeze continuing for the foreseeable future. Our State Aid is being used to fund staffing for our most popular program, the Summer Reading Program which reaches over 1,200 Groton residents. The State Library Commission does not grant moneys for these types of restorations, focusing on major expansions of libraries, not the restoration of existing buildings. IN searching for outside funding for the roof project, we were unable to locate grants and or stipends to help defray the costs of that project. We solicited two bids for this work. A well respected local construction business, with multiple layers of management, both on site and in the workshop, wanted more than 4 times the amount of this proposal that we are submitting. Because of the straightforward nature of the project, I believe that my volunteer management of the project justifies this proposal while dramatically reducing the cost of the project.
- 4) This is a straightforward project of removing the interior skylight (akin to the removal of one large window sash), taking it to a shop for cleaning, mullion repair, reglazing and wood treatment (oil/stain) and the reinstallation of the skylight. Because it is an interior skylight, we do not have to worry about flashing and waterproofing, making this an extremely simple project.

- 5) Please find attached a letter of support from the Historic Commission.
- 6) The estimate and contract have been provided by the service provider, John Brooks. I have spoken with the Groton Building Commissioner, Bob Garside, who worked closely with the GPL on the new roof system. He has indicated that as an interior window, it does not need a permit to be removed or reinstalled. However, we have agreed that in an abundance of caution, he will inspect the project upon the restoration of the skylight and upon reinstallation of said skylight.

Thank you for your consideration of this historic preservation application,

David Zeiler

GPL Trustee, B&E Subcommittee
978-798-2371
grotondave@me.com



Groton Historical Commission
173 Main St.
Groton, MA 01450

February 12, 2021

Dave Zeiler
Groton Public Library
99 Main Street
Groton, MA 01450

Dear Dave-

Please accept this letter on behalf of the Groton Historical Commission (GHC) in support of CPA application 2022-13; Original Interior Skylight Restoration as submitted by the Groton Public Library.

The GHC recognizes the historical significance of this building and the services it provides to the Town. The committee fully supports the continued efforts being made to preserve this important Town asset. This project is one of the last in a series of very successful restoration efforts that have been made over the last ten years.

The GHC would like to thank you, Vanessa Abraham, and your colleagues for your dedication to the on-going restoration of this building. By virtue of your work, the Groton Public Library will continue to serve the residents of Groton for decades to come.

Sincerely,

Bob DeGroot
Groton Historical Commission