

Appendix B - CPA Project Application Proposal

[CPC Use Only: Date Received: 2/27/25 Received by ^{M. Chela} _{Woodin} Assigned CPC: #2026- 18

Please type or print clearly and answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1. a.) Applicant Information

Last Name: Woodin	First Name: Steve
Organization (s) (as applicable): Williams Barn Committee	

1. b.) Regional Project: Yes. No If YES, Town/Organization:

2. Submission Date: 27 February 2025

3. Applicant Address:

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

5. CPA Purpose. Check all that apply:

Community Housing Historic Preservation Open Space Recreation

6. Town Committee or boards participating:

Williams Barn Committee

7. Project Address/Property Owner Name: 160 Chicopee Row, Groton, MA 01450

8. Project Name: FY26 Williams Barn Restoration

9. Additional Responsible Parties (If applicable):

Role	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Groton Conservation Commission	173 Main Street Groton, MA 01450	978-448-1106	csteeves@grotonma.gov
Project Manager	Steve Woodin	13 Pepperell Road Groton, MA 01450	978-501-7577	woodin.steve@gmail.com
Lead Architect				
Project Contractor	To be determined through municipal bidding process			
Project Consultants				
Other:				
Other				

10. As appropriate, check if proposal requires:

P and S Agreement Deed Option Agreement

Memorandum of Understanding: Other- describe:

11. Assessor Info:

Map/block/lot id (\$): 225-61 Tax Classification Type: 932

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

13. Historic Commission Approval- signoff (if applicable):

Chair: Date

14. Funding.

a. Project Cost: \$ 158,972 Estimate: Professional Quote:

b. Request from CPC \$ 158,972 c. Committed From other sources \$ 0

d. If applicable: anticipated annual income \$ 5,000 anticipated annual expense \$ 5,000

anticipated net income (loss) \$ 0

15. Community Preservation Plan Objectives - use codes from Section 5 to indicate all that apply:

5.1.1

16. Project Timelines: Proposed start date: 1 July 2025 Projected Completion date: 31 October 2025

17. Estimated Delivery Date of Completion Report to CPC : 31 October 2025

18. Project Description and explanation (attach additional sheets as needed) :

The proposed work is to help insure the Williams Barn is in good shape as it gets ready to head into its third century as a Groton landmark. This wooden post and beam barn is now 185 years old and is in need of some structural repairs. They include repairing a section of foundation wall, replacing some of the sills that sit on top of the foundation wall, replacing the gable end fascia and soffit boards, replacing two cracked beams supporting the main floor and hayloft areas and re-nailing the gable end siding. Also included is the addition of handrails to improve safety for people moving between the main floor and basement. Extensions to the roof are proposed to protect the back door area near (continued on page 4)

19. Feasibility:

The Town of Groton has a history of using successfully using CPA funds to perform incremental restorations to this 1840's historic barn. The last CPA request funded the rebuilding of the north foundation wall. That project was completed on time and on budget.

20. List of attachments:

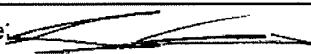
There are no attachments. All parts of this application are included within this document

21. Additional information:

22. Management Plan:

The project will be managed by Steve Woodin. The detailed management plan is shown on page 14. Steve's biography is shown on page 15.

23. Signature(s):

Applicant Signature: 	Date: 27 February 2025
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date:

Project Description (continued from Page 2)

the milking stalls from water damage. The work will be done using historically appropriate materials and methods in accordance with the Massachusetts Historical Commission's requirements.

History of the Williams Barn

The Williams Barn was built in 1840 by Samuel P. Williams. The barn is of hand hewn post and beam type construction with mortise and tenon joinery. The foundation is made of granite and fieldstone. Records show the Williams family in Groton as early as 1676. A small barn was built on the site of the current barn in 1678 just after the end of King Phillip's War when the town was burned by Native Americans. Many of the current barn's structural members contain notches and features having nothing to do with the current structure suggesting they came from a previous barn and were re-used in the current barn.

In 1966 the barn and land were sold by Mrs. Samuel H. Williams, the farm's last Williams owner. By the mid-1990s the barn was in a deplorable condition and the barn, with the 93 acres of land on which is stood, were sold to a developer for residential housing. The barn was slated for demolition. Before construction began, the developer filed for bankruptcy and the town purchased the barn and land at an on-site bank auction in 1997 for \$220,000.

In 1999 Isabel Beal of the Groton Historical Commission filed an application to have the Williams Barn placed on the Commonwealth's list of historic places. The application was approved on 28 March 2000 and given a Massachusetts Cultural Resource Information System (MARCIS) Inventory Number of GRO.181.

In 1999 and 2002 town meeting authorized \$25,000 and \$30,000 to clean out the accumulated trash in the barn and begin the stabilization and restoration process. In 2017 town meeting approved a Community Preservation Act (CPA) application for \$45,000 for major repairs to the barns northwest foundation wall. The current funding request continues this important restoration work that is needed to ensure the barn continues to serve as a historic and cultural focal point for the town going forward.



Figure 1: 2021 Orthophoto of Barn from MassGIS - North Up



Figure 2: Photo of the Williams Barn in 1999 from Massachusetts Historic Commission Application

Barn Restoration Tasks

1. *Foundation wall restoration:* The barn foundation is composed of granite blocks and stacked fieldstone to create a basement wall upon which the barn structure itself sits. Over time, the pressure exerted on the wall by the surrounding soil causes the wall to fail inward and necessitates that the wall be periodically disassembled and rebuilt. Some estimate that foundation rebuilding is required about every 100 years. The foundation wall repair task involves jacking the barn up about two inches, just enough to take the weight off the foundation. The fieldstones are removed by hand and then re-stacked vertically to create a new stable wall using the original materials. A few new larger pieces of granite will be added to give the wall additional stability. After completion, the foundation wall will look like the original. Figure 3 shows the fieldstone foundation wall, the sill sitting atop the wall and one of the beams supporting the main floor of the barn.

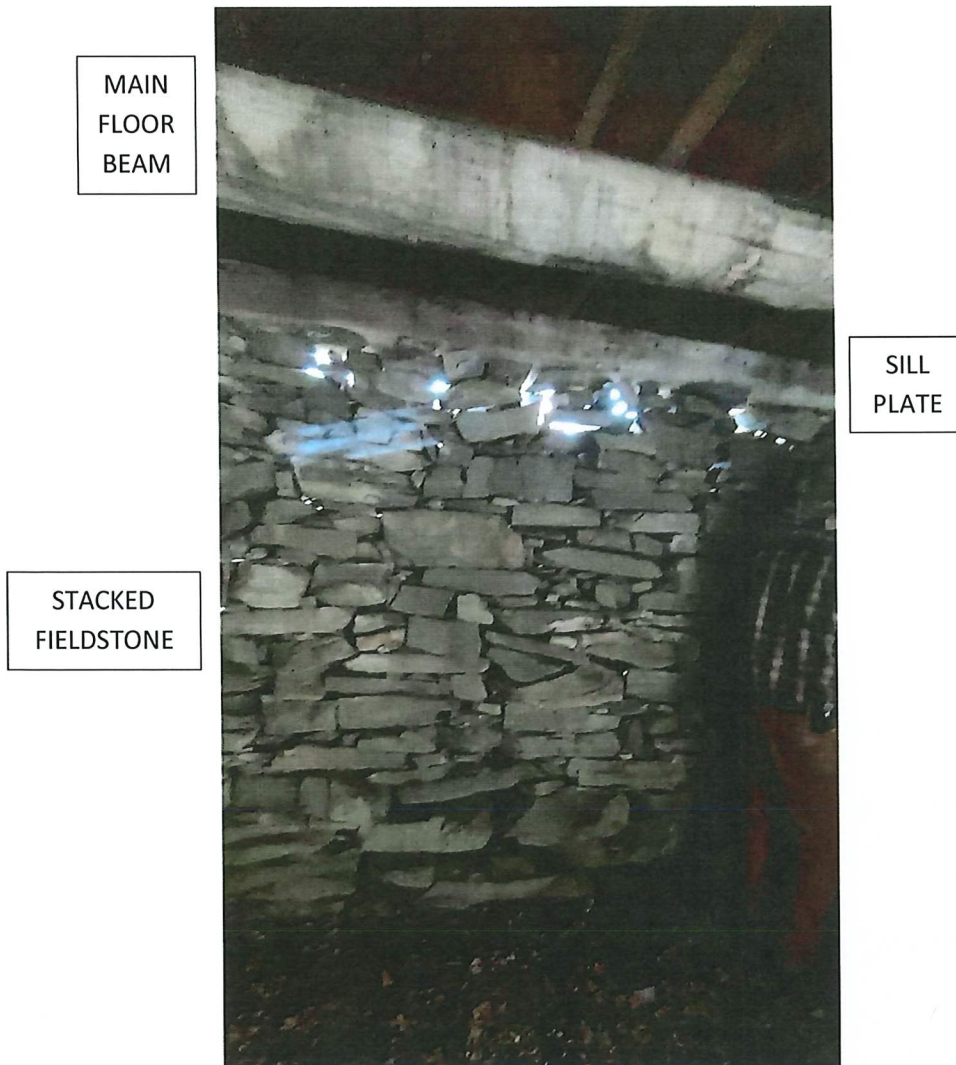


Figure 3: Foundation Wall Fieldstone, Sill Plate and Main Floor Beam

2. *Sill Plate Replacement:* The sill plates are wooded horizontal members that sit atop the stone foundation and distribute the weight of the building onto and along the stacked stones. Over time, these members rot due to their exposure to water and the weather. The sill plates are made of hand hewn hard wood and will be replaced with new hand hewn hardwood. The sill plate replacement will occur while the barn is still jacked up off the foundation as described in Task 1. Only the sill plates along the northeast wall and southeast corner need replacement.
3. *Cracked Beam Replacement:* There are two cracked beams in the barn that need to be replaced. The first supports the main floor planking and is currently being stabilized with a jack as shown in Figure 4. The beam is made from hand hewn hardwood and will be replaced with hand hewn hardwood. Interestingly, Figure 4 shows unused mortise holes and wooded peg holes in the failed beam suggesting it may have originally been used in a previous barn. Beam replacement will require the floor above the beam to be supported on jacks while the old beam is removed and the new hand hewn beam is installed. The old beam will be retained as an example of the original construction.

The second beam needing replacement supports the hayloft above the main floor on the northeast side of the barn. See Figure 5 below. The beam there is cracked and is also being stabilized with a jack. Here too, the load above the beam will be supported on jacks, the wooden pins removed and the beam slid out of its connecting mortise. The new hand hewn beam will be inserted, pinned and the jacks removed.

4. *Gable End Fascia and Soffit Repair:* A section of fascia has fallen from the barn's northeastern gable. See Figure 6 below. Inspection from the ground suggests both the fascia and soffit have come loose because the members to which they were attached have rotted. Repairs involve installing scaffolding to gain access to the area, removing the rotted members and reinstalling the fascia and soffit boards if they are in good enough condition to be reused. If not, the boards will be replaced using boards of the same species and dimensions.
5. *Re-nailing Gable End Boards:* The sheathing on the two gable ends has come loose and needs to be reattached to the underlying wall boards. See Figure 7. The sheathing will be reused and re attached with cut nails as were used during original construction.
6. *Roof Extension over Main Door:* Extending the gable end roof a few feet will provide additional protection for the sill plates below. Water from direct rain impingement and water splashing off the ground has rotted the sill under the main door. These extensions will help preserve the sills which are important for the structural integrity of the building and are an important historical feature of the barn.



Figure 4: Cracked Main Floor Beam with Installed Stabilizing Jack



Figure 5: Cracked Beam Under Hayloft with Temporary Stabilizing Jack



Figure 6: Missing Gable End Fascia from Northeast End of the Barn

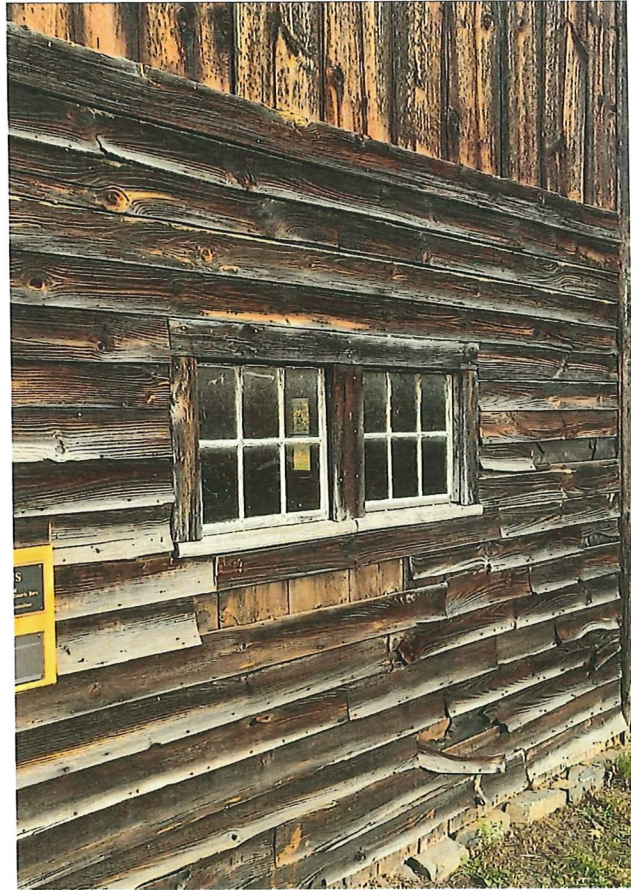


Figure 7: Sheathing on South West Gable has Come Loose

7. *Handrail Installation:* The barn has an inclined earthen floor ramp that allows passage from the main floor of the barn down to the basement without having to leave the barn. The ramp has no handrails and is therefore is not safe to use for some people with disabilities. The wooden rail will be attached to the barn structure with wooden brackets. The railing will provide extra stability for walking on this uneven inclined earthen floor.

Project Schedule

Spring Town Meeting	26 April 2025
Consultation with Groton Historical Commission on proposed work	21 May 2025
Prepare Request for Quote (RFQ) documentation	21 May 2025
Submit Project Notification Form to Massachusetts Historical Commission	28 May 2025
Send out required opportunity to bid notifications	30 May 2025
Barn tours for interested bidders	25 June 2025
Award contract to winning bidder	18 July 2025
Kick off meeting with contractor	25 July 2025
Begin work on foundation wall reconstruction	4 August 2025

Finish foundation and begin cracked beam replacement	1 September 2025
Complete beam replacement and begin fascia and soffit replacement	15 September 2025
Complete fascia and soffit replacement and begin gable sheathing	26 September 2025
Complete gable sheathing install handrails and begin roof extension	10 October 2025
Complete roof extension and start handrail installation	15 October 2025
Complete handrail installation and begin project final report	16 October 2025
Complete project final report	31 October 2025

Estimated Cost Detail

A cost estimate of \$68,440 has been provided by Earthscape Landscaping for the foundation work. In preparing the quote, Earthscape has used the Massachusetts prevailing wage rates. Earthscape performed the repair work to the northeast foundation wall in 2017 and is intimately familiar with what is required here. Earthscape’s cost estimate is shown starting on page 12.

A cost estimate of \$62,500 has been provided by Tom Connelly Woodworking for the soffit and fascia work, the beam replacement, roof extension, gable end siding, hand rails and other non-foundation work. Tom Connelly Woodworking cost estimate is shown on page 15. The costs are summarized below.

Earthscape foundation work	\$68,440
Tom Connelly Woodworking for non-foundation work	\$62,500
Lala Associates Engineers for structural engineering	\$5,000
Project management by Steve Woodin	\$6,000
Project contingency (12%)	\$17,032
Total project estimated cost	\$158,972

Mr. Kanayo Lala of Lala Associates Engineers provided an estimate of \$5,000 to review the foundation work plan prior to the start of work to insure the structure remains properly stabilized while the foundation is being repaired.

ESTIMATE

Earthscape
409 Martins Pond Rd
Groton, MA 01450

info@earthscapeinc.com
+1 (978) 448-0300
http://earthscapeinc.com



Bill to

Town of Groton--William's Barn
Mr. Mark Haddad
173 Main St.
Groton
MA
01450

Ship to

Town of Groton--William's Barn
Ms. Lili Ott
173 Main St.
Groton, MA 01450

Estimate details

Estimate no.: 1691
Estimate date: 10/24/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1)	The following work is to be performed in the basement of the William's Barn on Chicopee Row, Groton, MA. All labor is quoted at Massachusetts Prevailing Wage rates. The Town of Groton is fully responsible for the cost to temporarily jack the left rear corner of the barn up 2" above wall top to allow access to demolish and rebuild the walls.		\$0.00	\$0.00
2.		1)	After the barn is jacked up in the left rear corner disassemble the exterior wall 28' long and stockpile stone. The disassemble the interior wall for 15' long along the left rear corner and 2 - 3 feet along rear to allow for proper cross stitching when rebuilding interior wall. Excavate a trench for both interior and exterior walls to 16" below grade. Supply and install an 8" layer of 3/4" crushed stone. Rebuild interior wall 7'7" high reusing most of the stockpiled stone but providing old split granite throughout the rebuild and along the top sill to emulate the look of the front wall rebuilt by Earthscape many years ago. Then upon completion of the interior walls rebuild the exterior facade wall from the corner of the remaining perpendicular wall 28' long. The initial run along the exterior of the interior wall will stand 7'7" tall above grade then past the rear barn corner it becomes a retaining wall to support the rear stairs and slope descending in	1	\$68,444.00	\$68,444.00

height and following grade to it's terminus. All walls to be built in a dry laid cross stitched pattern for proper structural support. Back blade interior barn floor and exterior lawn and seed.

3.	Terms	Terms: 1) A deposit for all materials, equipment, dumping, and tax is due prior to start and will be determined upon acceptance. 2) The remaining balance is due upon completion. 3) No warranty or guarantee applies to any line item performed under this contract unless specifically stated within this invoice or proposal. 4) All balances over 30 days are subject to a 1.5% per month/18% per annum service charge.	\$0.00	\$0.00
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Notes: 1) Earthscape is fully insured and certificates are available upon acceptance. 2) Please initial each option you would like us to complete, sign, and return one copy. Thank You.

Total	\$68,444.00
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Note to customer
Thank you for your business.

Accepted date

Accepted by



Tom Connelly Woodworking
23 Goldsmith Street
Littleton, MA 01460
978-501-5951

October 23, 2024

To: Williams Barn Committee
160 Chicopee Row
Groton, MA 01450

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Renovation and repair of Williams Barn

- Replace rake boards and trim on gable ends.
- Build roof/overhang at back right-hand corner.
- Replace compromised beam.
- Replace compromised sills.
- Reestablish clapboards front right of barn.
- Handrails to be installed at dirt walkway.
- Jacking and shoring necessary to complete project.

Price includes:
Labor and materials.
Consulting fees by Tobies Restoration.
Disposal of all debris.

Job cost: \$62,500.00

Licensed and Insured
Estimated by Tom Connelly

Detailed Management Plan

The project will be managed by Steve Woodin, a member of the Williams Barn Committee and a person with experience working on historic wooden structures. Steve's biography is shown on page 15. The project manager will be responsible for coordinating with the town manager to get the bid documents prepared and get them sent out of a timely manner. The project manager and the town manager will review the bids received and select the best candidates based on the criteria laid out in the bid documentation.

The project manager will coordinate and conduct tours of the barn for companies considering bidding on the job. The project manager will prepare written answers to questions from potential bidders and

distribute the questions and answers to all other potential bidders expressing interest in the project. The project manager will meet with and discuss the project with the Groton Historical Commission and prepare the Massachusetts Historical Commission's (MHC) Project Notification Form. The project manager will respond to requests from the MHC regarding the proposed project materials and methods.

The project manager will supervise the work of the contractors and sign all contractor invoices submitted to the Community Preservation Committee for payment indicating that the work has been completed and has met the required standards. The project manager will ensure the project stays on schedule and within budget. Finally, the project manager will ensure the project final report is prepared and submitted upon completion of the work.

Project Manager's Biography

My name is Stephen Woodin. I am a 13th generation Groton resident and ancestor to the Williams Barn family. Our family, as well as many community members, has worked hard over generations to preserve the Williams Barn as a historical monument in the town of Groton.

As a child I watched my grandfather, Al Wyatt, alongside other community members repairing the barn. Observing their craftsmanship and detail-oriented work is what inspired me to pursue my career in carpentry.

I carried on my grandfather's work ethic and began working as early as middle school when I created my own lawn care 'company'. I was driven all around town in my mom's jeep with a lawn mower in the trunk. I took pride in being reliable and executing perfect lawn stripes. I continued my landscaping/lawn care company until I reached high school. A local hardscape company had observed my work and asked me to work for them. In this job, I learned how to operate machinery and build walls and patios.

Once I became a senior in high school I began working for a construction company. This construction company specialized in repairing houses with fire damage in the Boston area. Oftentimes the houses were historical and the towns would not permit them to be taken down so mitigation teams were sent in to clean every beam and joist possible. We would then support and frame walls and floors while maintaining the historical exterior of the house. I continued working with this company on my summer breaks throughout my time at Fitchburg State University where I pursued a construction management education.

After my time at Fitchburg State University I started a landscaping company with a friend specializing in hardscape and landscaping. We cut and installed new lawns, built patios and retaining walls, and plowed during the winter months. We successfully ran this company for three years until we were approached by a general contractor to work for him. I welcomed this opportunity as carpentry was always my passion.

I have been working as a carpenter for 7 years now. The company I work for specializes in renovations and additions in residential homes. I have experience in laying out foundations, rough framing, roofing, tiling, flooring, custom cabinetry, and finish work. I have had the opportunity to work on several

historical projects in which we collaborated with town's historical committees and complied with historical restoration standards.

I am currently in the process of obtaining my unrestricted construction supervision license in the state of Massachusetts. I have taken courses focusing on state and national building codes to prepare for the licensing exam. My goal is to start my own construction company and continue to work in the field that I love. I am excited to be able to use my knowledge to help the Williams barn remain a historical building to the town of Groton.

Letter of Support from the Groton Conservation Commission

The Williams Barn is located at 160 Chicopee Row and land under the care and custody of the Groton Conservation Commission. The Commission's letter of support is shown on page 17.



Letter to Groton Community Preservation Committee in support of the Williams Barn Committee's grant application for FY2026 funds for structural repairs to the historical barn.

To: Groton Community Preservation Committee

Dear Community Preservation Committee Members,

At our Jan 14th, 2025 meeting, the Groton Conservation Commission unanimously voted to support the Williams Barn Committee's CPC grant application for funding repairs to Williams Barn. The barn is an important historical and cultural landmark in Groton that is enjoyed by visitors of the Groton farmers market, photographers, and recreational hikers alike.

The barn was built in the mid-1800s and is in need of essential repairs to enhance its structural integrity and ensure the safety of its visitors. The Conservation Commission appreciates the Williams Barn Committee's commitment to preserving and restoring this landmark.

Respectfully,

The Groton Conservation Commission

Long Kelly
John E. Smith
King Kuli
O. LATHROP

The Williams Barn Committee is seeking money from the CPA
 (Community Preservation Act) to preserve the Williams Barn. With your
 support we can make the much needed repairs to our historic barn.

Name (print)	Town of Residence	Show of Support (Y/N)
Betty Rae	Groton	Yes
Krista Pasmore	Lunenburg	Yes
Kurt HANSS	Ayer	Yes
Charity Fletcher	Westford	Yes
Mary Elford	Westford	Yes
Brunswick	Brookline	Yes
William Lee	Groton	Yes
Shirley Taylor	Fitchburg	Yes
Robert Tuomi	Groton	Yes
Ed Witt	Groton	Yes
Chris Paul's	Groton	Yes
Richard WINDY	Brookline MA	Yes
Bill Lester	Westford	Yes
Chris Brovick	Fitchburg	Yes
Lorena Alvarak	Groton	Yes
Anne Sydvan	Weymouth	Yes
Tatiana	Weymouth	Yes
Jean Harter	Groton	Yes
Stare Lisencu	Groton	Yes
Caroline	Groton	Yes
MS Jane	Groton	Yes
Quintana	Littleton	Yes
Miss Shepard	Pepperell	Yes

The Williams Barn Committee is seeking money from the CPA (Community Preservation Act) to preserve the Williams Barn. With your support we can make the much needed repairs to our historic barn.

Name (print)	Town of Residence	Show of Support (Y/N)
Sandra Tobias	Groton	Y
Steve Liberman	Groton	Y
Mary Brackett	Groton	Y
Bob KILFILL	Norford	Y
Gilda Tuomey	Groton	Y
Wesley Tuomey	Groton	Y
Matt Moberk	Groton	Y
Deek Carter	Groton	Y
Laura Fraser	Pigeon	Y
Olive Cote	Groton	Y
Kevin Young	Groton	Y
Lily Murrell	Groton	Y
Karen Partridge	Groton	Y
David North	Groton	Y
Paul Dickey	Groton	Y
Laura Francisco	Groton	Y
Francesca Woodin	Groton	Y
Lori Sullivan	Groton	Y
Lois Murrell	Groton	Y
Paul Olsen	CHEMUNFOOD	Y
Vivian Spah	Aden	Y
Phoebe Abrahamson	Norwood	Y
Sarah Abrahamson	Belmont	Y

