Application # 0802

TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

RECEIVED & FILED
FEB 28 2008
TOWN CLERK
ACTON

APPLICATION FOR CERTIFICATE

Applicant West Acton Citizen's Library / Town of Acton Telephone 978-264-9652

E-mail jfriedman@acton-ma.gov

Address: 21 Windsor Avenue

Property owner and address Town of Acton, 472 Main Street, Acton MA 01720
(if different from applicant)

Location of Work District: Center ___ West __X__
No. 21 Street Windsor Ave South ___

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of a Certificate for work within a Local Historic District.

Description of Proposed work: (See instructions for additional information required)

Please see attached documentation.

The undersigned hereby certifies that the information on this application and that any plans submitted herewith are correct, and constitute a complete description of the work proposed.

Signature of applicant _____ Date 2/19/08

Application received by _____ for HDC. Date 2/19/08

Certificate approved by _____ Date
for Historic District Commission

Certificate of appropriateness not required (Certificate of Non-Applicability issued)

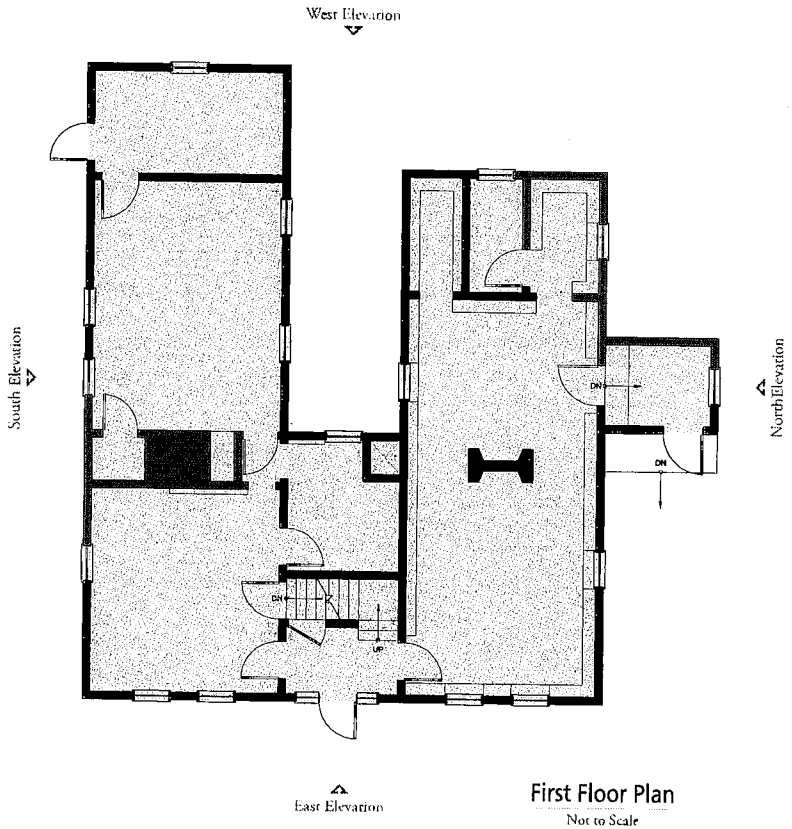
West Acton Citizens' Library

Design Considerations

17 January 2008

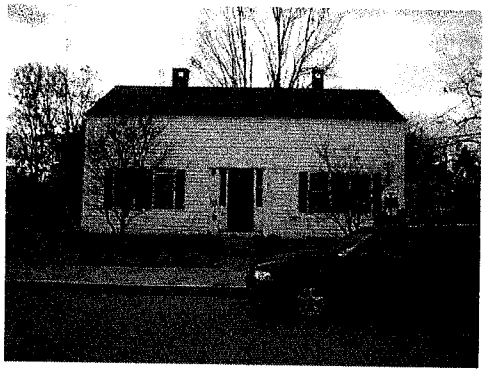
Lerner | Ladds + Bartels

architecture | design

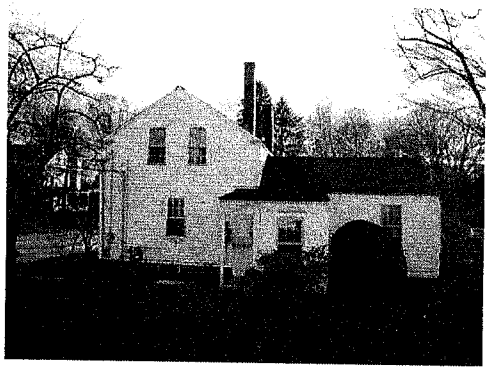


First Floor Plan

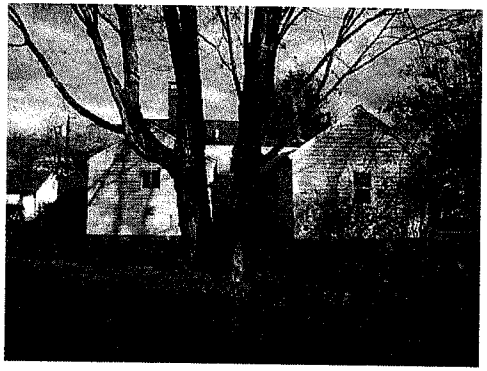
Not to Scale



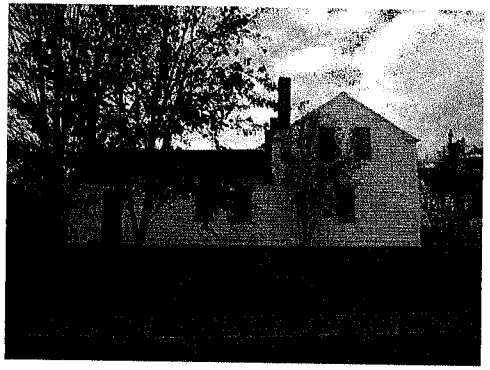
A East Elevation



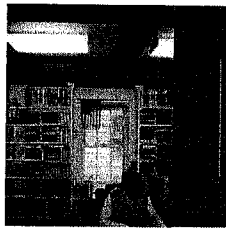
B North Elevation



C West Elevation

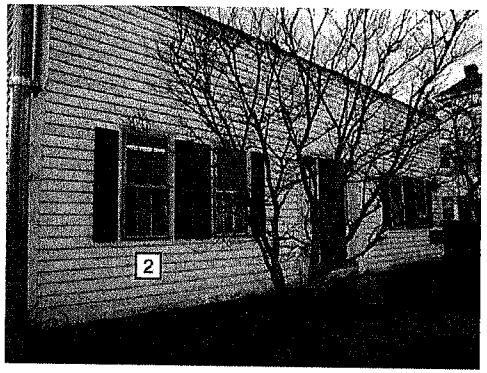


D South Elevation



Lerner Ladds Bartels

architecture design



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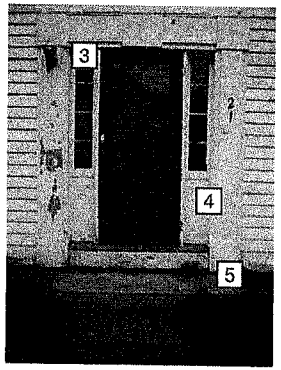

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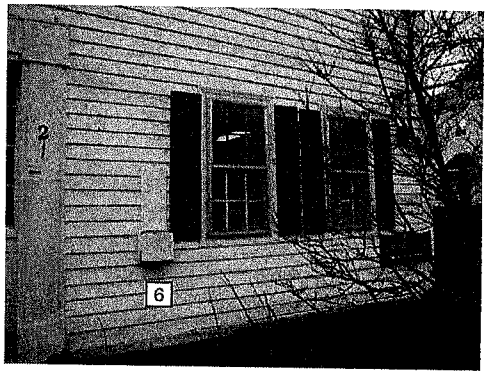

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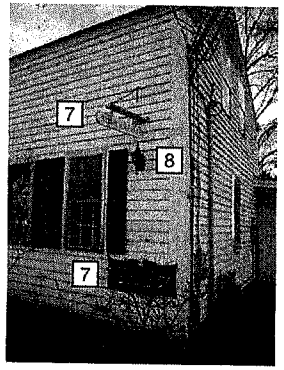
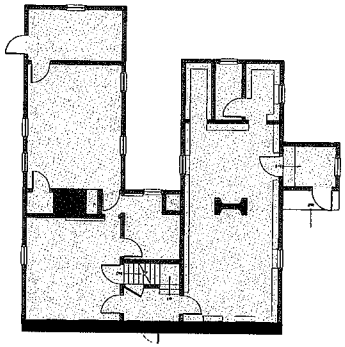


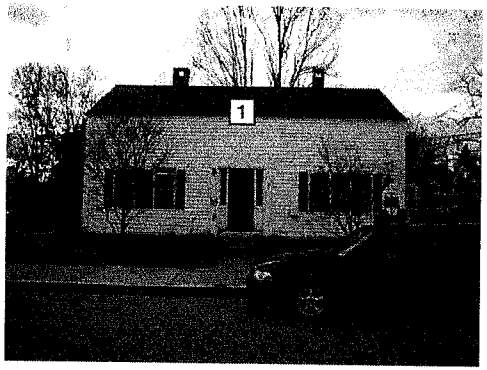
H

Photo Key Plan

Not to Scale



E F G H



A

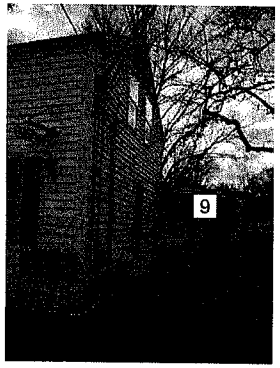
East Elevation

East Elevation Notes

1. Strip paint, repair/replace rotting wood trim or clapboard, repaint.
2. Remove shutters, replace storm windows with historic "hanging" type windows (Owner may provide these replacements, 4 total units.) Restore existing window unit.
3. Salvage/replace lamp.
4. Refurbish door and sidelites.
5. Repair threshold and weatherseal at granite stairs. Provide new concrete foundation and new granite first step. Re-set existing upper step.
6. Remove vent, patch and repair.
7. Salvage/refurbish signs for possible relocation.
8. Possible reorganization of wires.

Lerner Ladds Bartels

architecture design



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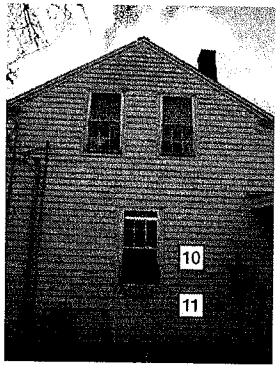

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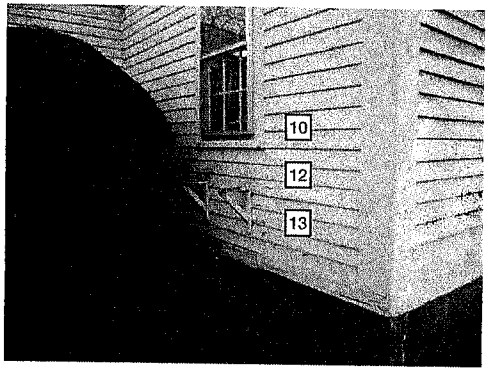

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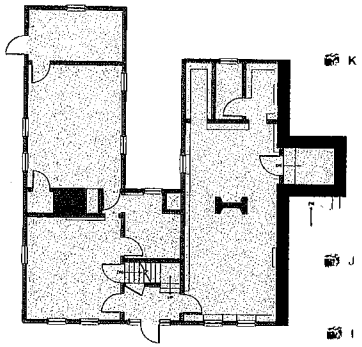
Photo Key Plan

Not to Scale

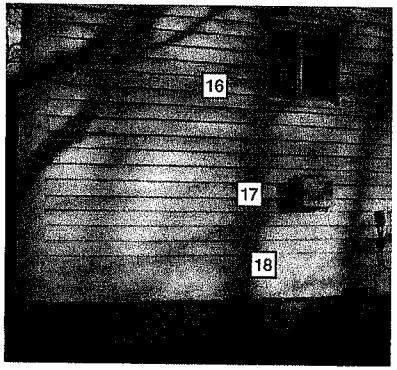


B

North Elevation

North Elevation Notes

9. Strip paint, repair/replace rotting wood trim or clapboard, repaint.
10. Replace storm windows. Restore existing window unit.
11. Replace sill.
12. Remove brace.
13. Replace bottom trim moulding. Provide filler (such as oakum or fiberglass) at open joints where trim meets foundation and provide weatherseal.



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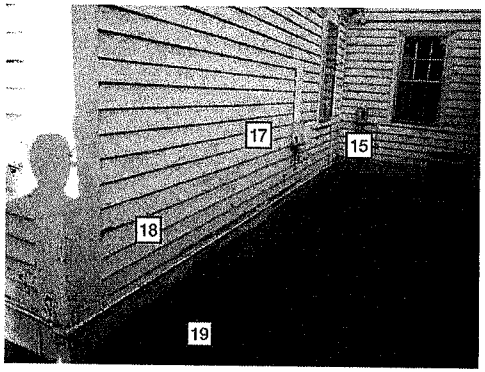

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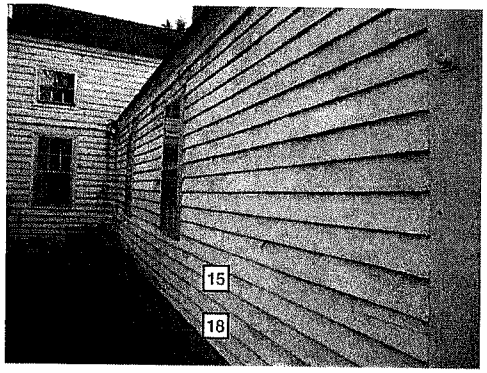

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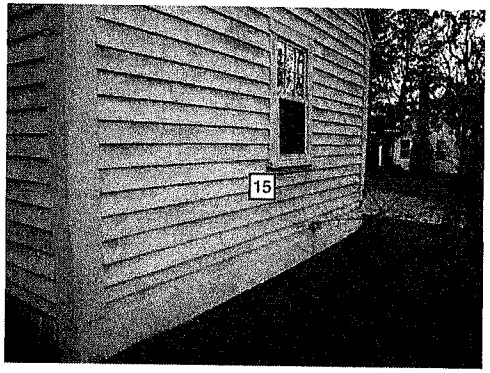
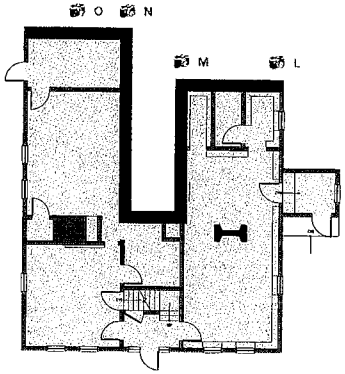
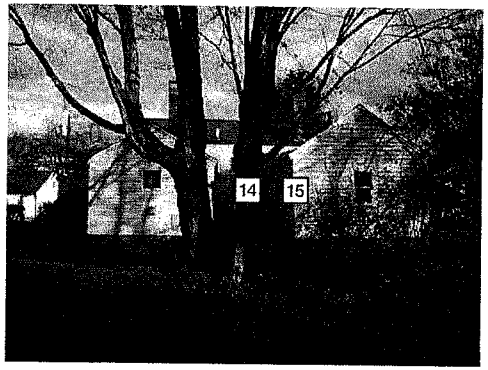


O

Photo Key Plan

Not to Scale



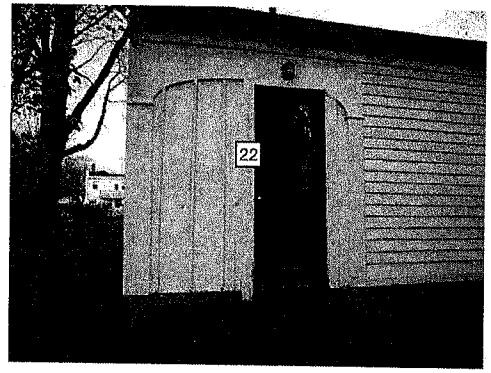


B

West Elevation

West Elevation Notes

14. Strip paint, repair/replace rotting wood trim or clapboard, repaint.
15. Replace storm windows. Restore existing window unit.
16. Replace slider window with operable 2-over-2 single-hung window.
17. Remove vent, patch and repair.
18. Replace bottom trim moulding. Provide filler (such as oakum or fiberglass) at open joints where trim meets foundation and provide weatherseal.
19. Remove earth and leaf debris to provide more air exposure and drainage way from foundation.



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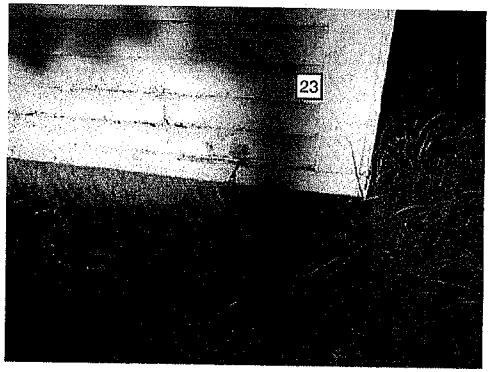
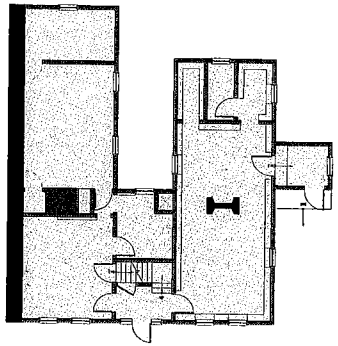
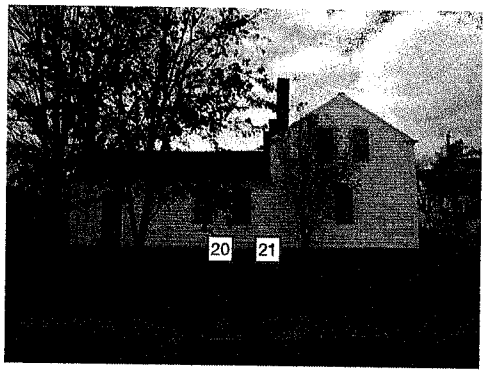


Q

Photo Key Plan

Not to Scale



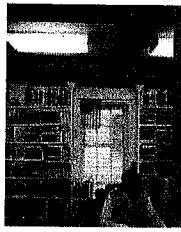


D

West Elevation

South Elevation Notes

20. Strip paint, repair/replace rotting wood trim or clapboard, repaint.
21. Replace storm windows. Restore existing window unit.
22. Remove door. Provide larger opening with possible carriage door and explore options for loading ramp and/or repair stairs.
23. Remove electrical wire.

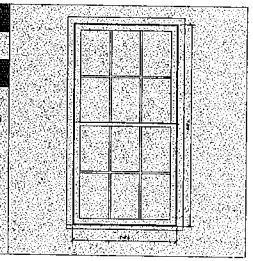


Window Type A

6-over-6 lite, single-paned, single hung sash

Description

• Quantity	4
• Rough Opening (length x height)	4'–6" x 2'–4"
• Sill Height	Varies
• Provide new exterior historic storm window	

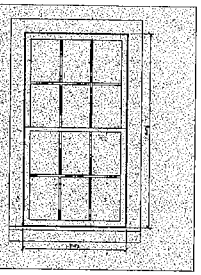


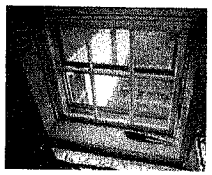
Window Type B

6-over-6 lite, single-paned, single hung sash

Description

• Quantity	15
• Rough Opening (length x height)	4'–4" x 2'–4"
• Sill Height	Varies
• Provide new exterior historic storm window	



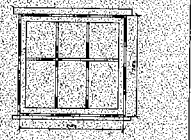


Window Type C

3-over-3 lite, single-paned, fixed sash

Description

• Quantity	1
• Rough Opening (length x height)	2'–3" x 2'–5"
• Sill Height	Varies
• Provide new exterior historic storm window	

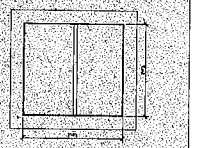


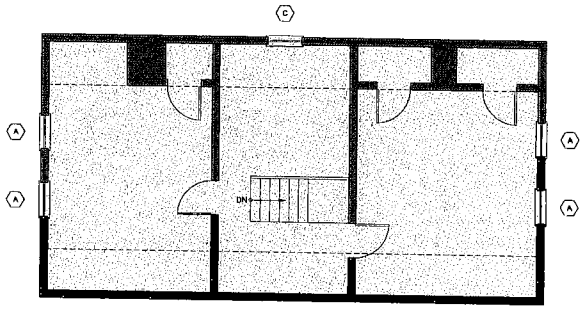
Window Type D

Horizontal sliding single paned aluminum.
This window to be replaced with a 3-over-3 single hung window

Description

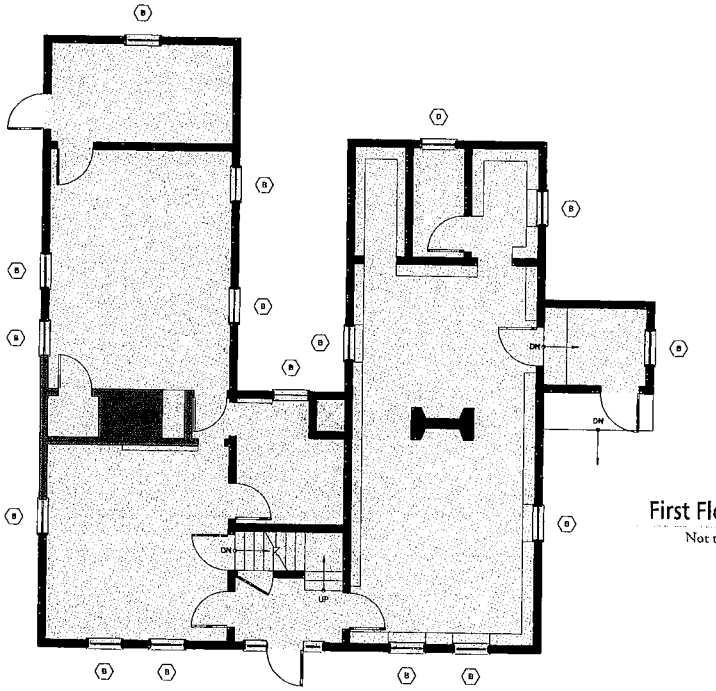
• Quantity	1
• Rough Opening (length x height)	2'–1" x 2'–3"
• Sill Height	Varies
• Provide new exterior historic storm window	





Second Floor Plan

Not to Scale

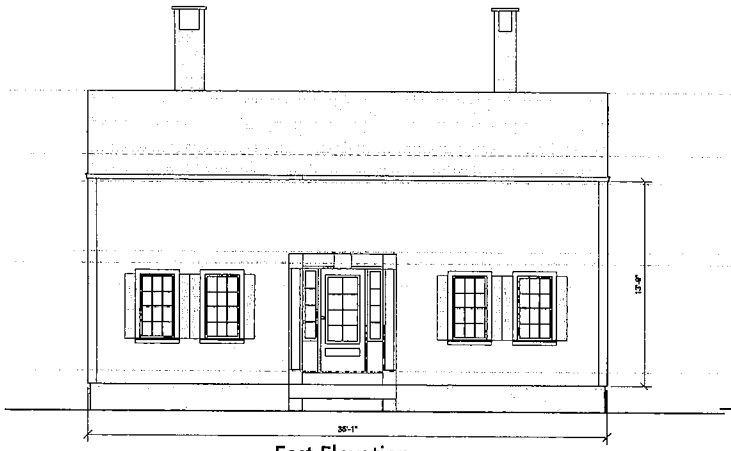


First Floor Plan

Not to Scale

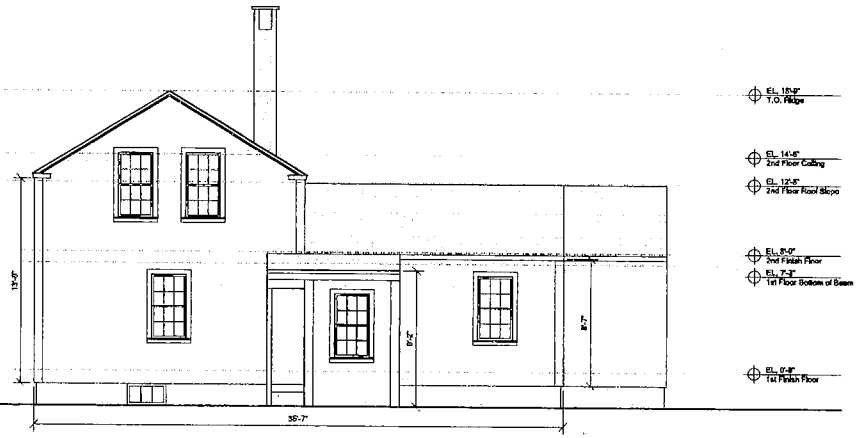
Lerner Ladds Bartels

architecture design



East Elevation

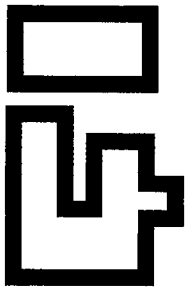
Not to Scale



North Elevation

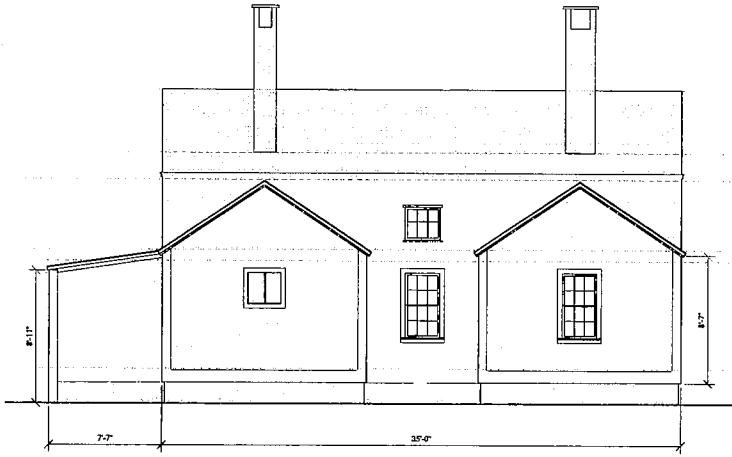
Not to Scale

Approximate paintable surface area: 2400 sq.ft.



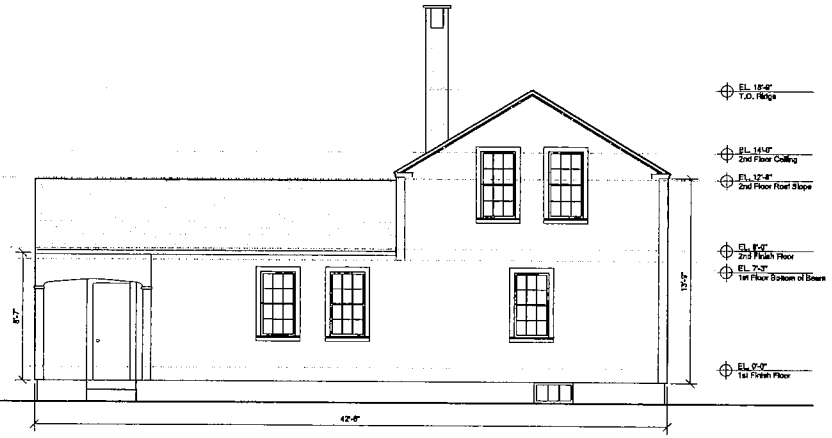
Perimeter Plans

Not to Scale



West Elevation

Not to Scale



South Elevation

Not to Scale

Lerner Ladds Bartels

architecture design

PRELIMINARY PROJECT BUDGET SUMMARY

West Acton Citizens Library

15-Jan-04

PROBABLE CONSTRUCTION COSTS

Exterior Painting and Wood Repair	$14,000.00
Window Restoration	$40,000.00
New Storm Windows	$15,000.00
Granite Step Replacement / Repair	$5,000.00
New Service Entry Allowance	$15,000.00
Subtotal	$89,000.00
Construction Contingency @ 7.5%	$7,000.00
TOTAL ESTIMATED CONSTRUCTION COST SUB-TOTAL:	**$96,000.00**

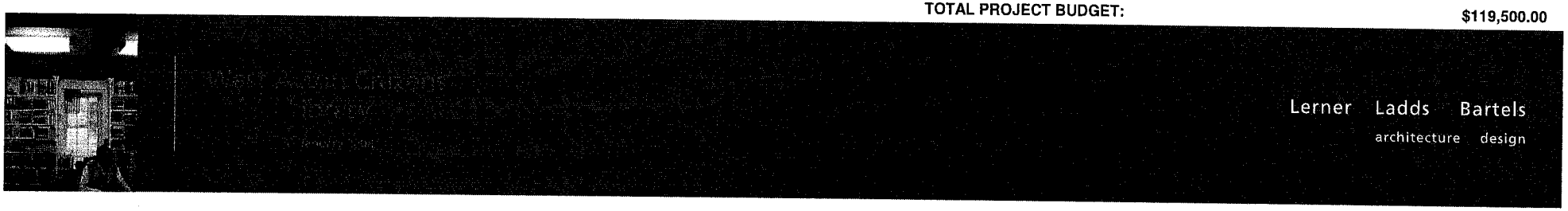
PROJECT EXPENSES

Fees

Basic Architect/Engineering Fees	$14,000.00

Project Expenses

Reimbursable Expenses allowance (Printing/Phone/Fax etc.)	$1,500.00
Additional Presentation Materials allowance	$0.00
Survey allowance	$2,500.00
Document Printing	$1,500.00
Testing @ construction allowance	$1,500.00
Hazardous Material Survey / Documentation	$1,500.00
Hazardous Material Removal	$0.00
Clerk of the Works allowance	$0.00
Project Expenses Contingency @ 5%	$1,000.00
PROJECT EXPENSES SUB-TOTAL	**$23,500.00**
TOTAL PROJECT BUDGET:	**$119,500.00**



Proposal

2/13/08

from: Robert P. O'Neil 954 Main St. Concord 978-828-8787

to: Town of Acton

Job: Citizens Library back entry / storage shed. Phase I

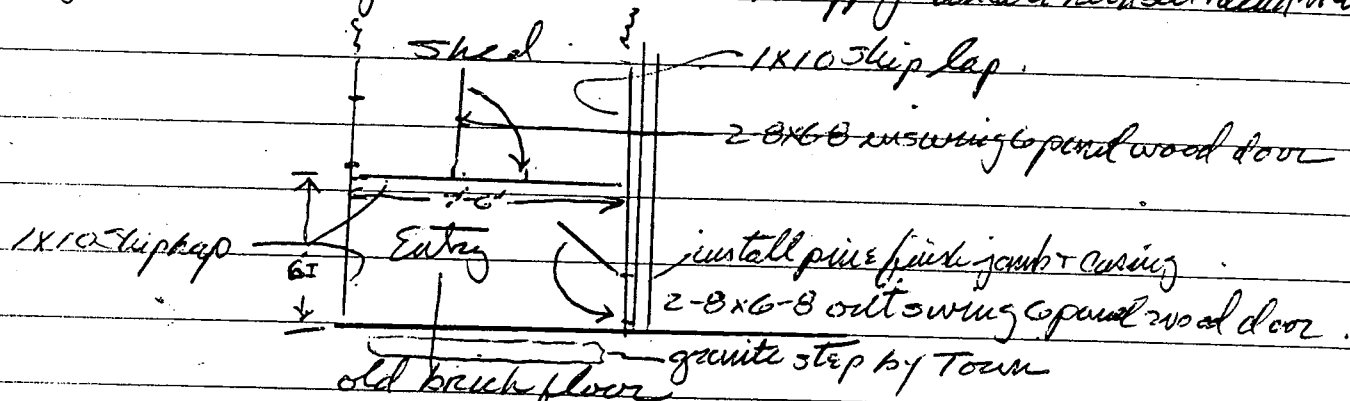
Specs: 1- Retain Ellipse. 2- demolish board + batten + storm door.

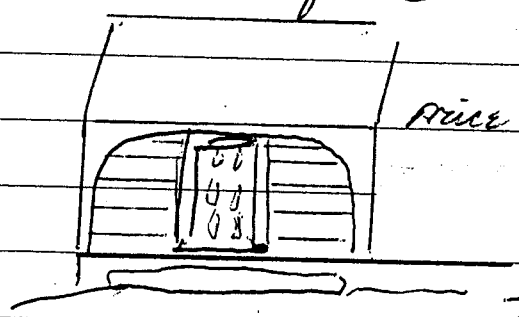
2- Cut out wood floor in area of entry. 5'-6"x6' ±

3- fill with gravel 4- frame 2x4 walls + ceiling.

5- Sheath w 1x10 ship lap pine horizontally.

6- Install 2/2-8x6-8 6 panel wood doors w/ oak thresholds + 5/4x4 casing. Entry door will swing out 7- Install finish jambs + casings. 7- hook smith to supply + install hocksets + dead bolts.

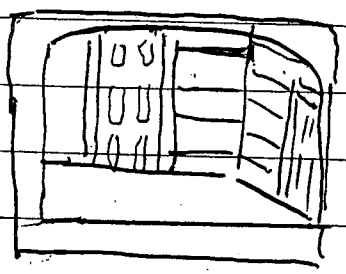




Phase I

Price: Labor + Materials

Phase II = warmer weather



Robert P. O'Neil

acceptance X

Proposal 2/13/08

from: Robert P. O'Neil 954 Main St. Concord 978-828-8787

to: Town of Acton

Job: Citizens library back entry/storage shed Phase II

Specs: 1 - install insulation to "envelope" wall

2 - install 1x10 tip lap pine to shed wall.

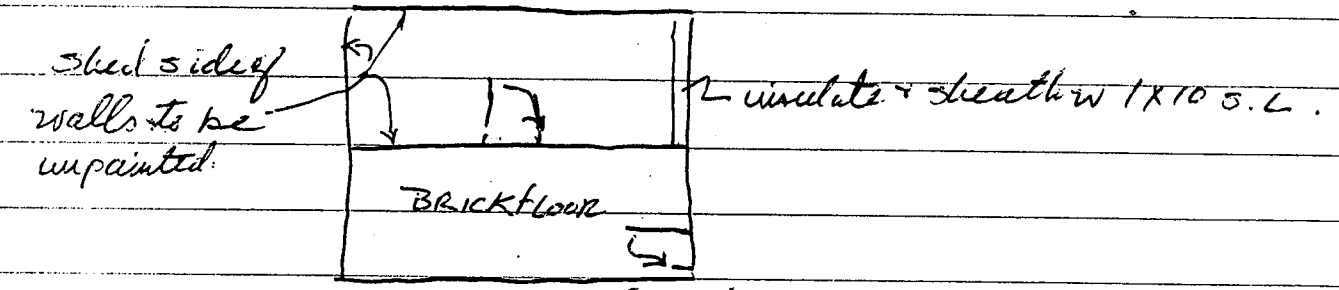
3 - Prime doors and woodwork.

4 - Reinstall old bricks set in sand. Edge course to be mortared.

5 - demolish old step.

Phase II

Price: Labor and Materials



Robert P. O'Neil acceptance x