

PROJECT APPLICATION FORM – 2008

GLENN BERGER, TRUSTEE

Applicant: BLUE BIRD REALTY TRUST

Submission Date: 11/5/07

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

2 SCHOOL ST
ACTON
978 835-9866

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): EXCHANGE HALL @ VERIZON.NET

HDC

Project Name: EXCHANGE HALL

Project Location/Address: 2 SCHOOL ST

Amount Requested: \$ SEE ATTACHED COVER LETTER

Project Summary: In the space below, provide a brief summary of the project.

SEE ATTACHED

- 1) SCAFFOLDING 37,950
- 2) ROOFING 97,200
- 3) WINDOW RESTORATION 58,712
- 4) LOWER DECK 37,000

210,862

TOTAL + 10% 231,948

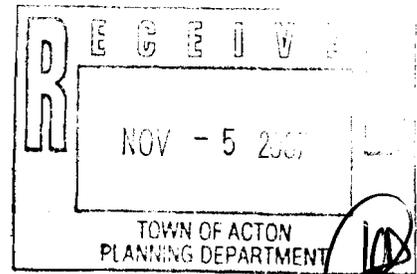
Estimated Date for Commencement of Project: SUMMER 08

Estimated Date for Completion of Project: SUMMER 09



Exchange Hall

Bluebird Realty Trust
2 School Street
Acton, Massachusetts 01720
www.exchangehall.com
exchange.hall@verizon.net



CPC
Planning Department
Town of Acton
472 Main Street
Acton, MA 01720

Re: Application for request for grants for Exchange Hall restoration

Please find fifteen packets including with the following information:

Application

Cover letter with description of the project and budget estimates

Deed to Exchange Hall

Site plans

Drawing of Exchange Hall

Approval of the Site Plan Special Permit by the BOS

Approval of the HDC for the restoration of Exchange Hall

Copy of part 2 of the application for the Interior Department's National Register of Historic Places including description of and pictures of the existing conditions

Bids for roofing, painting, windows, site work, scaffolding

Copies of emails from various towns that have granted money for projects held by private entities

Thank you for considering the application for the restoration of Exchange Hall.

Sincerely,

Bluebird Realty Trust, trustee
Glenn Berger



Exchange Hall

Bluebird Realty Trust
2 School Street
Acton, Massachusetts 01720
www.exchangehall.com
exchange.hall@verizon.net

November 1, 2007

CPC
Planning Department
Town of Acton
472 Main Street
Acton, MA 01720

Re: CPC request for grants for the restoration of Exchange Hall

Exchange Hall, built in 1860 as a general store with a function hall on the top floor by James Tuttle, Varnum Tuttle, Elnathan Jones, Jr. and J.K.W. Wetherbee, has had a storied history. The company housed in Exchange Hall was the largest business establishment along the railroad line between Waltham and Fitchburg during its heyday from 1860 until 1900. After that the building has had many different uses from light manufacturing, a laundry, dance and martial arts schools, function hall, meeting place and more. Currently Exchange Hall is occupied by Acton Woodworks, a design and build construction company, an art gallery and studio. In 1986, through the efforts of the Acton Historical Commission, the building was placed on the National Register of Historic Places. The adjacent property currently houses three apartments.

Through the years Exchange Hall has been in disrepair due to lack of space for parking and septic. The time has come for a unique opportunity to resolve these issues and save the building as well as help in the revitalization of South Acton. It is our intention to work with the Town of Acton to finalize our plans for the restoration of Exchange Hall and adjacent property to their former grandeur.

The site plans proposed by Waterman Design Associates in conjunction with the town owned lot at 13 School Street as proposed shows parking for 47 cars. This, along with using the commuter lot at the train station when parking is available, will provide the necessary parking requirements for the redevelopment of Exchange Hall and the adjacent property at 129-131 Main Street into a vibrant commercial property. It is our hope that we will be able to have a restaurant and function hall tenant in Exchange Hall with office space at 129-131 Main Street. The function hall hours of operation will be determined by the availability of parking at the commuter lot.

The restoration of the exterior of Exchange Hall and site are a priority for the redevelopment of the entire property. The following list includes the major items for the restoration project and the estimated costs. Quotes were obtained where the work needed was applicable. The specialty work will be performed by Acton Woodworks (AWW), which specializes in design and renovation in Acton and the surrounding area. The cost estimates will have accompanying paperwork where the work will be by others (BID). The items that seem appropriate for a request for a grant from the CPC will be noted also.

All the work will be done according to the standards set by the Interior Department criteria for restoration of buildings on the Registry of Historic Places and the Acton Historic District Commission.

Restoration of the exterior of Exchange Hall

Expenses paid to date include engineering, design, traffic study, legal and permits. \$123,000

Phase 1

Permitting and architectural fees (AWW) \$38,600
 (This item is mainly for the addition to the rear of Exchange Hall for the elevator and egress for the upper stories)

Phase 2

Temporary removal of the west side porch (AWW) \$6000
 Scaffolding the complete building (CPC request, BID) \$37,950
 (assumes four months of scaffolding needed,
 Restore upper roof soffit and wood details (AWW) \$6500
 Restore slate roof and cupola roof (CPC request, BID) \$77,200
 Siding restoration (AWW) \$19,000
 Chimney repair (AWW) \$4200

Phase 3

Window restoration/replacement (CPC request, BID) \$58,712
 Window installation with new hardware (AWW) \$19,000
 Shutters restoration (AWW) \$10,000
 Exterior door restoration (AWW) \$6000

Phase 4

Rebuilding the lower porch/deck (CPC request, AWW) \$37,000
 Restoration of brackets/new brackets and other historic details including railings, spindles, mouldings (AWW) \$16,395
 Electrical \$26,100

Phase 5

Power washing and painting (AWW) \$30,000

Phase 6

Demolition of 127 Main Street/ donation to Waters Farm in West Sutton, MA	\$10,000
Site work (BID)	\$423,000
Restoration of 129-131 Main Street will be done simultaneously with the restoration of Exchange Hall (AWW)	
	\$110,000
Exchange Hall addition- elevator and egress (AWW)	\$475,000
Exchange Hall interior prep for tenants (AWW)	\$250,000

The project cost is estimated at \$1,783,657 plus 10% contingency, total \$1,962,023.

The request for grants from the CPC is \$210,862 plus 10% contingency, total request \$231,948. Current updated bids will be obtained for any items approved by the CPC and town meeting before proceeding.

Sincerely,



Bluebird Realty Trust, trustee
Exchange Hall
Glenn Berger

I. WILBUR J. TOLMAN

125

RECORDED IN DEEDS BOOK 125 PAGE 376

of Acton, Middlesex County, Massachusetts

being purchased, for consideration paid, and in full consideration of \$150,000.00

grants to GLENN BERGER, Trustee of Bluebird Realty Trust, under Declaration of Trust dated August 8, 1984

as recorded herewith, having an office at 2 School St. Acton with quitclaim covenants

therein with the buildings thereon, situated in that part of said ACTON

as described in the following

called South Acton, bounded and described as follows:

BEGINNING at the Southeasterly corner of the premises at the highway leading from South Acton to Concord, now called School street, and adjoining a street or way leading to land formerly owned by Abram H. Jones; thence NORTH 9° 10' EAST by said street or way, about eighty-seven (87) feet, to a stake and stones at land formerly owned by Abram H. Jones; thence NORTH 77° 10' WEST by said Jones' land, to a stake and stones; thence SOUTH 12° 55' WEST, about seventy-five (75) feet, to the highway first mentioned; thence SOUTHEASTERLY on said highway, about fifty-one (51) feet, to the corner and bound first mentioned, with the right to pass and repass at pleasure over any land adjoining and lying within ten (10) feet of the above described premises.

ALSO another certain parcel of land situated in that part of said ACTON called South Acton, and adjoining the above described parcel, bounded and described as follows:

BEGINNING at a stone bound at the Northwestly corner of the above described premises; thence running SOUTH 79° 25' WEST by land formerly of Abram H. Jones, about sixty-five (65) feet, through the centre of an ash tree to the highway above mentioned; thence SOUTHEASTERLY by said highway, about seventy-four (74) feet, to a stake and stones at the Southwesterly corner of the first described premises; thence NORTHEASTERLY on said premises, about seventy-five (75) feet, to the corner and bound first mentioned.

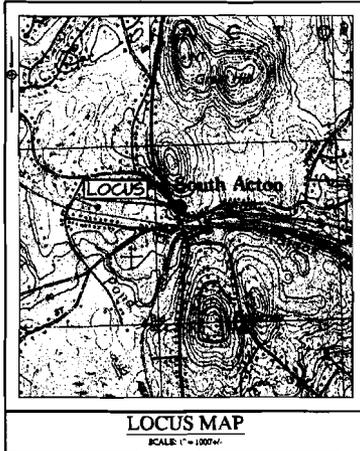
Subject to the following conditions and restrictions, viz:

That the said land shall forever lie common that no buildings or other obstructions shall be erected thereon and that Elnathan Jones and every other person or persons shall have the right to pass and repass at pleasure over said land with teams of any description whatever, excepting that Elnathan Jones, his heirs and assigns, shall have the right of maintaining a piazza to his store seven (7) feet wide along the Easterly boundary of said land, with the right to erect a row of posts on said land at any distance from the first described premises not exceeding seventeen (17) feet and of using the same forever for the purpose of fastening and securing any teams going to or returning from the first described premises and that the street or way on the Easterly side of the first described premises shall be forever kept open and unobstructed from the highway above mentioned so far Northerly as the first described premises extend.

For title, see deed dated May 25, 1954 to me and Lucius C. Tolman, recorded with Middlesex South Deeds, Book 8266, Page 82; also, see deed of Helen A. Tolman, Administratrix of estate of Lucius C. Tolman, to me dated May 24, 1962 and recorded with Middlesex South Deeds, Book 10203, Page 64.

Situs: 2 School Street, Acton, 01720

Handwritten signature or initials



Site Plan Special Permit

Pursuant to Town of Acton Zoning By-Law, Section 10.4.1.1

FOR

EXCHANGE HALL 2 School Street

IN

Acton, Massachusetts (Middlesex County)

PREPARED BY:



**WATERMAN DESIGN
ASSOCIATES, INC.**
31 East Main Street
Westborough, MA 01581
TEL: 508.865.1100
FAX: 508.865.1101
WWW.WATERMANSOCIATES.COM

OWNER:

**MAIN STREET ACTON
CORPORATION &
BLUEBIRD REALTY TRUST**
2 School Street
Acton, Massachusetts

APPLICANT:

**BLUEBIRD
REALTY TRUST**
2 School Street
Acton, Massachusetts

DATE: June 22, 2006 (In Progress)
Revised: August 24 2006 (Initial Issue)
Revised: October 30, 2006 (Town Review Comments)
Revised: January 11, 2007 (Town Review Comments)

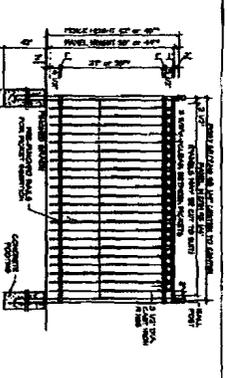
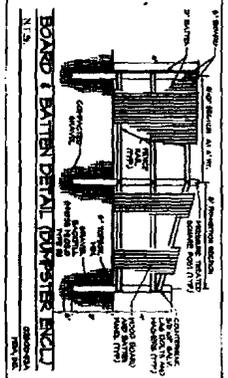
SHEET LIST:

- | | |
|--------------------------------------|-------------|
| 1. COMPILED EXISTING CONDITIONS PLAN | 8. DETAILS |
| 2. SITE PREPARATION PLAN | 9. DETAILS |
| 3. GRADING AND DRAINAGE PLAN | 10. DETAILS |
| 4. UTILITY PLAN | 11. DETAILS |
| 5. LAYOUT AND MATERIALS PLAN | 12. DETAILS |
| 6. PLANTING AND LIGHTING PLAN | |
| 7. DETAILS | |

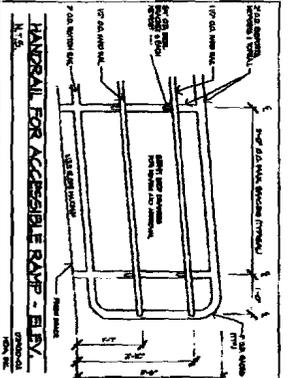
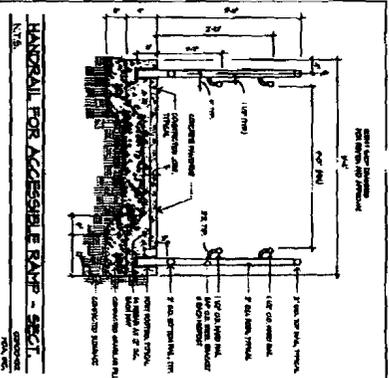
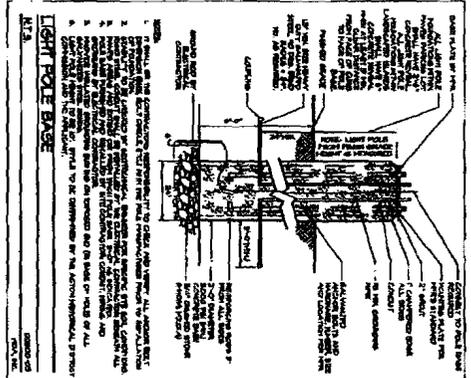
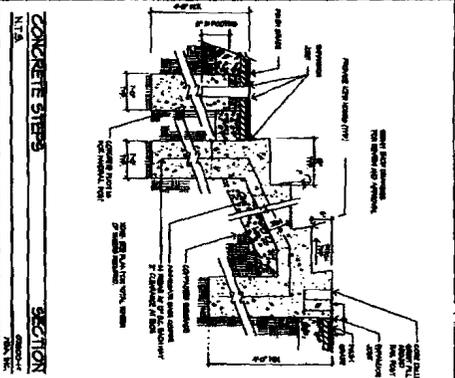
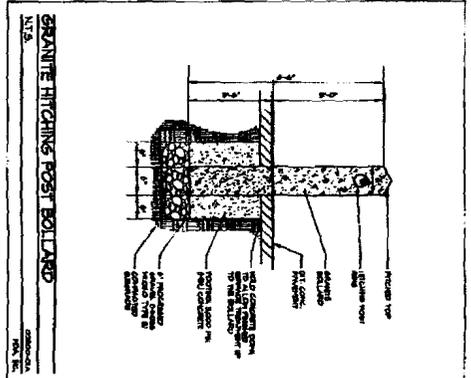
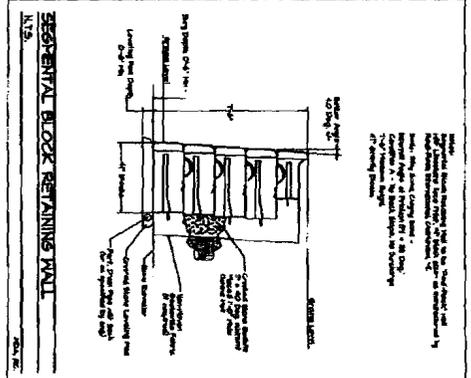
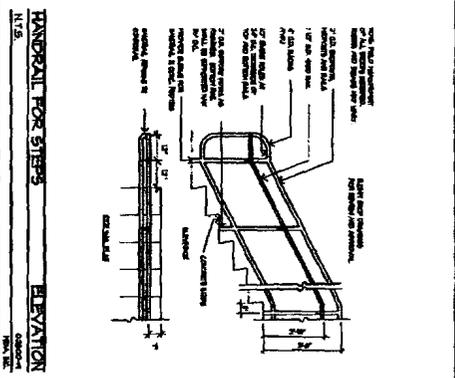
SITE PLAN SPECIAL PERMIT
APPROVED
ACTON
BOARD OF SELECTMEN

A MAJORITY OF THE BOARD
DATE: _____

DDP NO. 018991D
FILE NO. 018991D



WOOD JOINT
 1. ALL JOINTS SHALL BE MADE WITH AN INTERLOCKING JOINT.
 2. ALL JOINTS SHALL BE MADE WITH AN INTERLOCKING JOINT.
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 9. ALL JOINTS SHALL BE MADE WITH AN INTERLOCKING JOINT.
 10. ALL JOINTS SHALL BE MADE WITH AN INTERLOCKING JOINT.



ATTN: RAY BECULI, BOARD OF DIRECTORS
 BOARD OF DIRECTORS
 A MAJORITY OF THE BOARD

DATE: _____
DATE: _____
DATE: _____

WATERMAN DESIGN ASSOCIATES, INC.
 31 East Main Street
 Woburn, MA 01891

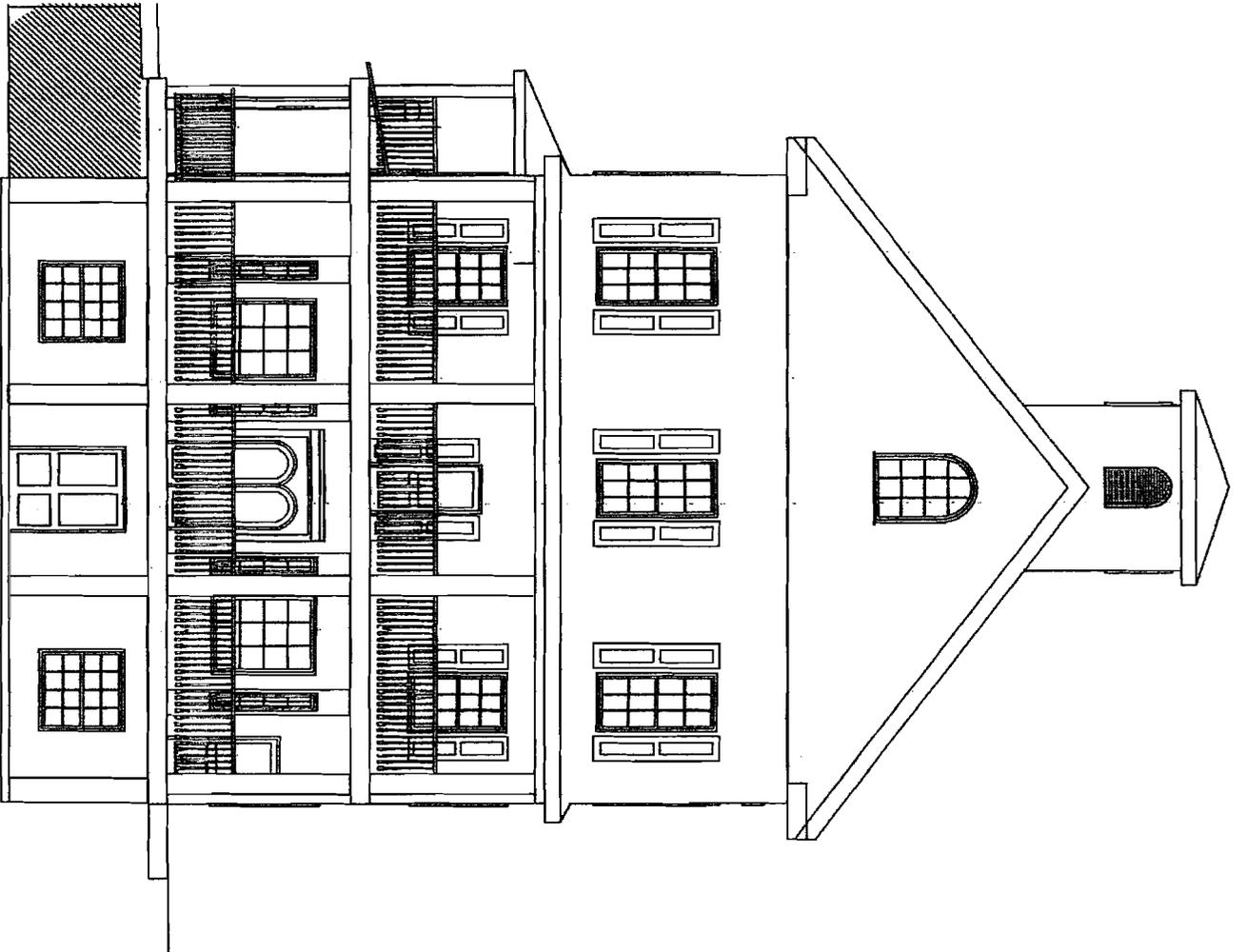
MAIN STREET ACTION CORPORATION & BLUEBIRD REALTY TRUST
 2 Signal Street
 Avon, MA

BLUEBIRD REALTY TRUST
 2 Signal Street
 Avon, MA

DETAILS
 EXCHANGE HALL
 Avon, MA
 (Middlesex County)

ATTN: PLAN SPECIAL PERMIT

12



Front elevation

3/16" = 1'-0"



Action Woodworks

2 School Street
 Action, MA 01720
 978-265-0222
 978-265-1873
 info@actionwoodworks.com

Revision #4

Project #: 080215

CAD file:

Designer: Glenn Berger

Date: July 6, 2006

Copyright: 2006

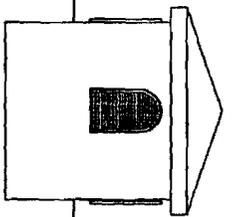
Builder: Action Woodworks

Title

Bluested Realty Trust
 2 School Street
 Action MA, 01720

Exchange Hall Restoration

A/1 Front elevation



Acton Woodworks

2 School Street
Acton, MA 01720
978-288-0222
978-288-1873
info@actonwoodworks.com

Revision #4

Project #: 060215

CAD file:

Designer: Glenn Berger

Date: June 8, 2006

Copyright: 2006

Builder: Acton Woodworks

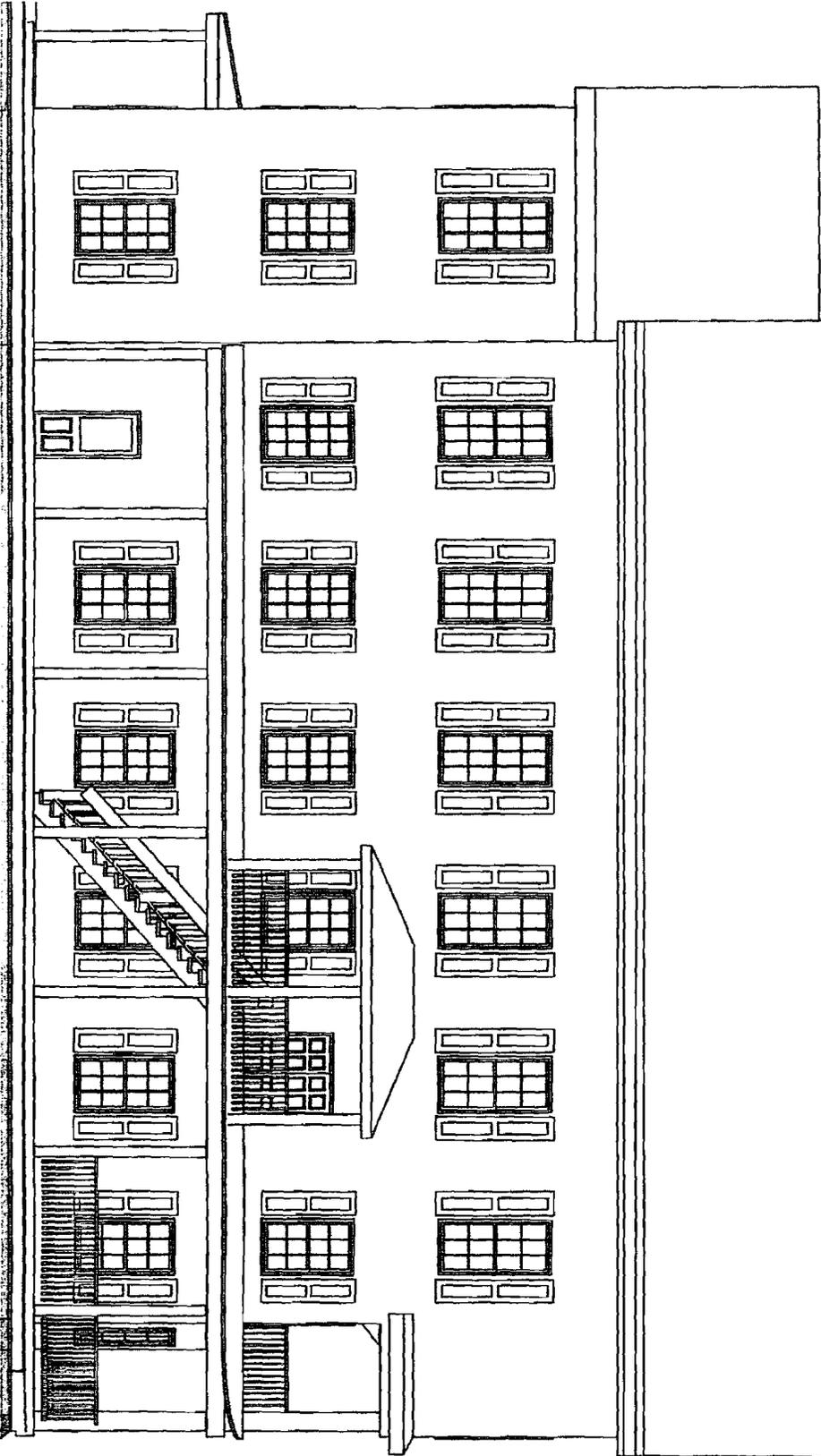
Title

Bluebird Realty Trust
2 School Street
Acton MA, 01720

Exchanges Hall Restoration

A/2 Left Side elevation

1
Left Side elevation
3/18" = 1'-0"





Action Woodworks

2 School Street
 Acton, MA 01720
 978-263-0222
 978-263-1873
 info@actionwoodworks.com

Revision #4

Project #: 080215

CAD file:

Designer: Glenn Berger

Date: June 8, 2006

Copyright: 2006

Builder: Action Woodworks

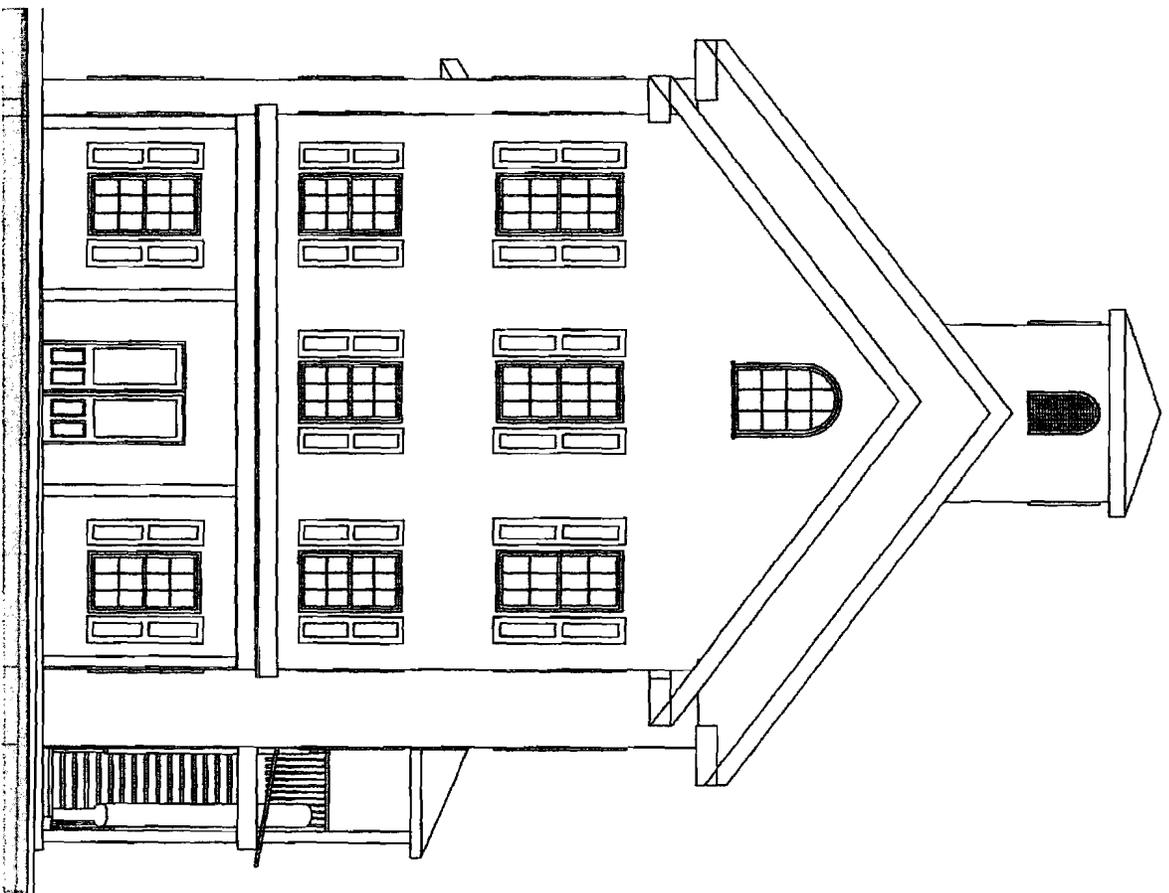
Title

Bluebird Realty Trust
 2 School Street
 Acton MA, 01720

Exchange Hall Restoration

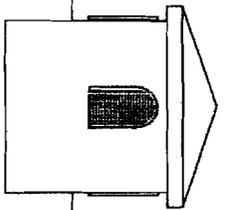
A/S Rear elevation

03 of 5



Rear elevation

3/16" = 1'-0"



Acton Woodworks

2 School Street
Acton, MA 01720
978-283-0222
978-283-1873
info@actonwoodworks.com

Revision #4

Project #: 080215

CAD file:

Designer: Glenn Berger

Date: June 6, 2008

Copyright: 2008

Builder: Acton Woodworks

Title

Bluebird Realty Trust
2 School Street
Acton MA, 01720

Exchange Hall Restoration

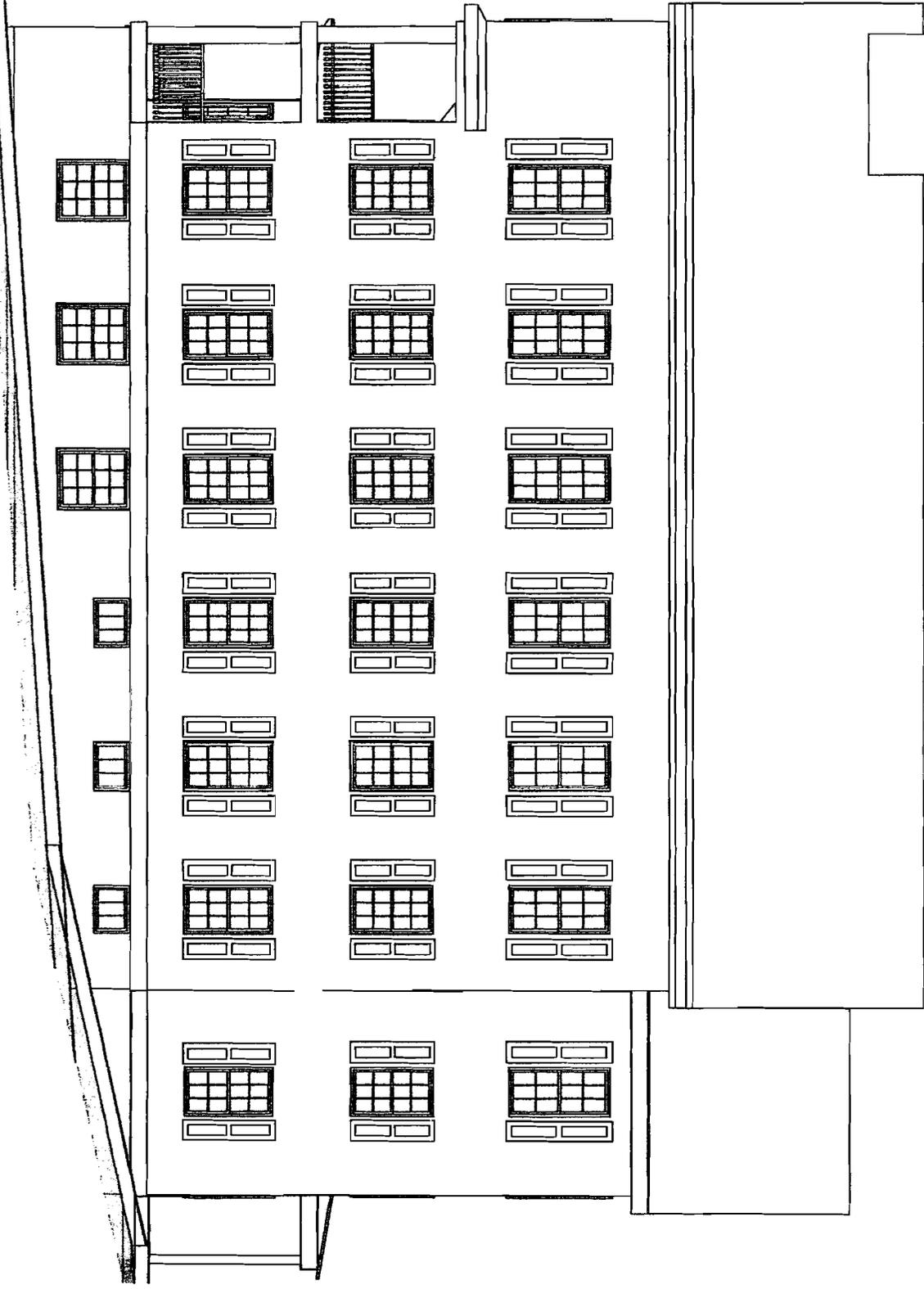
A/4 Right Side elevation

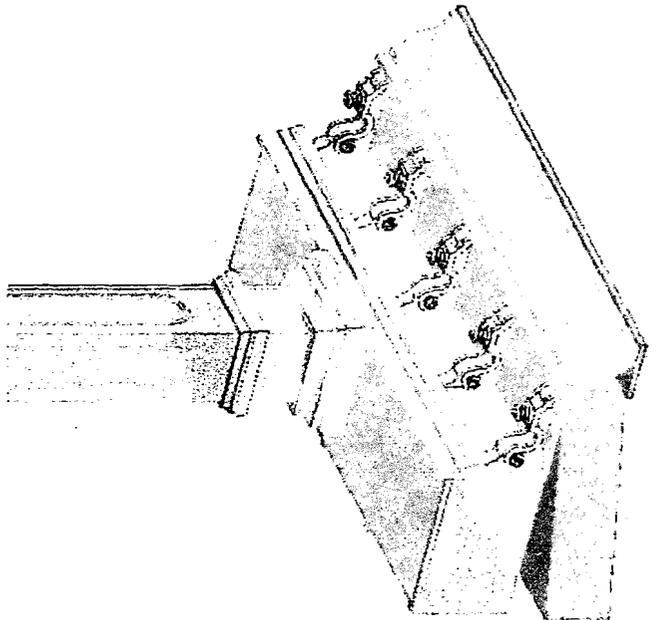
04 of 5

Right Side elevation

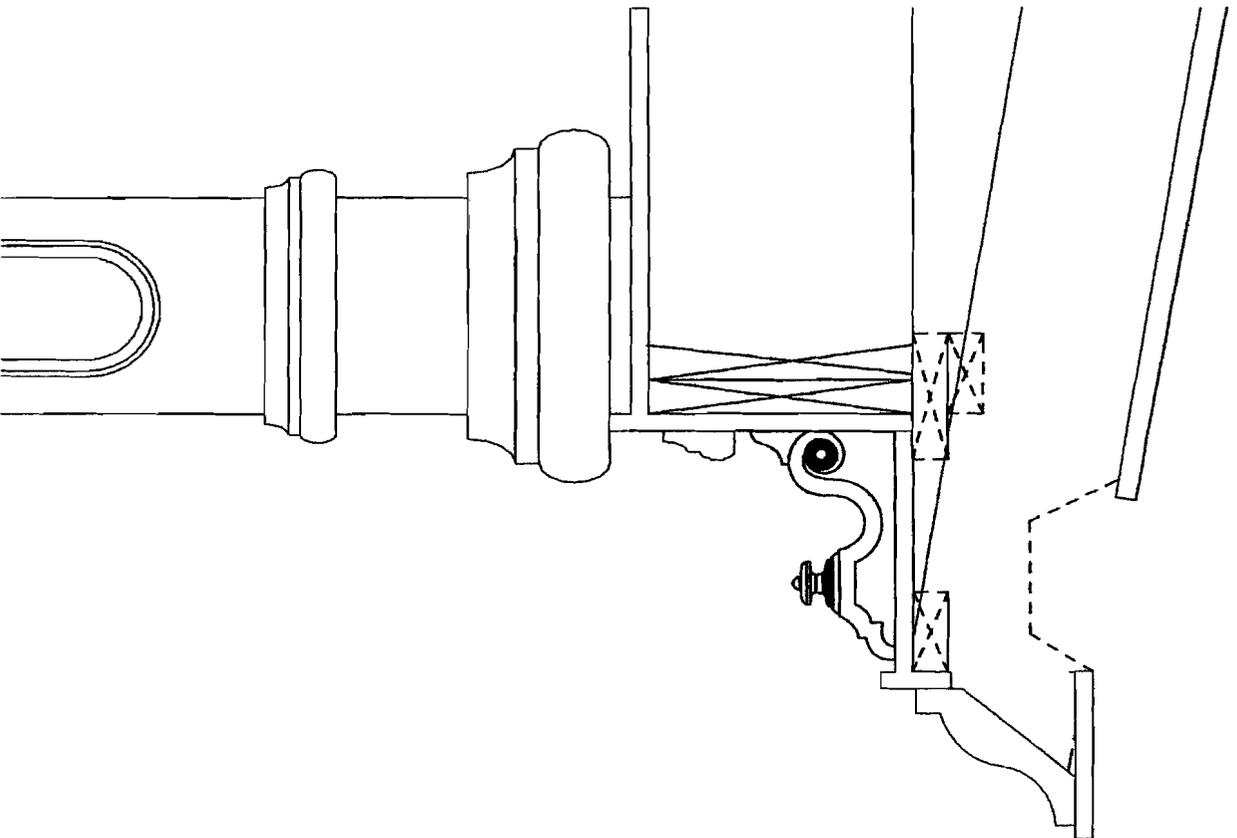
3/16" = 1'-0"

1





2 Generic Axonometry 1/4" = 1'-0"



1 Soffit extending 3" = 1'-0"



Acton Woodworks

2 School Street
 Acton, MA 01720
 978-283-0222
 978-283-1873
 info@actonwoodworks.com

Revision #4

Project #: 060215

CAD file:

Designer: Glenn Berger

Date: June 6, 2006

Copyright: 2006

Builder: Acton Woodworks

Title

Bluebird Realty Trust
 2 School Street
 Acton MA, 01720

Exchange Hall Restoration

A/S Soffit

Copy
A True Copy. Attest:


TOWN CLERK ACTON, MASS.

Site Plan Special Permit/Special Permit # 09/15/06-410
Bluebird Realty Trust
2 School Street and 127,129,131 Main Street (Ashton)
Acton Massachusetts 01720

#####

DECISION of the Board of Selectmen (hereinafter the Board) on the petition of Bluebird Realty Trust (hereinafter the Petitioner) for the property located at 2 School Street and 127,129,131 Main Street, Acton, Massachusetts. Said property is shown on Acton Town Atlas Map H2A Parcels 11 and 40.

This Decision is in response to an application submitted to the Board on September 15, 2006 by the Petitioner for a Site Plan Special Permit and Special Permit under Section 10.3 & 10.4 of the Acton Zoning Bylaw (hereinafter the Bylaw) to raze 127 Main Street, a portion of 129 Main Street and add an addition to 2 School Street. The Petitioner is proposing to convert 2 School Street to a restaurant and function hall.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the hearing was called to order on November 13, 2006 at 7:15 PM, in the Memorial Library located at 472 Main Street. A site walk was held on December 11 at 9:00 AM. The hearing was continued until January 8 without comment and then continued until February 12, 2007 at 7:10 PM. in the Memorial Library. Board members Walter Foster, Peter Ashton, F. Dore Hunter, Lauren Rosenzweig and Andrew D. Magee were present throughout the hearings. Walter Foster did not attend the site walk.

The record of the proceedings and submissions upon which this permit is based may be referred to in the Office of the Town Clerk, or the Office of the Board.

Exhibit I

A properly executed application for Site Plan Special Permit approval received September 15, 2006; A letter from Michael Fee of Fee, Rosse & Lanz, P.C. dated 11/9/06; Stormwater Management Report Dated July 2006; Groundwater Recharge Analysis dated 12/21/06; Four traffic reports from Conley Associates one dated June 21, 2006 and three dated December 18, 2006; Two page report on Exchange Hall proposed stone dated 9/10/06; Three reports from Waterman Design Associates Inc. dated 8/23/06, 10/30/06 and 1/11/07; A letter to the Garry Rhodes from Bluebird Realty Trust dated 11/29/06; Certificate of Appropriateness #0626 with addendum; Thirteen-sheet set of engineered plans dated June 22, 2006 revised 8/24/06, 10/30/06, and 1/11/07.

Exhibit II

Interdepartmental Communication (IDC) from the Town Manager to the Town Staff requesting comments. The following IDC's were received:

1. Building Commissioner dated November 8 and January 2, 2007
2. Town Planner dated October 19, 2006 revised November 3, 2007 and February 2, 2007
3. Fire Chief dated October 25, 2006
4. Municipal Properties Director dated September 29, 2006
5. Engineering Department dated October 18, 2006 and February 8, 2007
6. Health Department dated September 26, 2006
7. Transportation Advisory Committee dated September 28, 2006, December 1, 2006 and February 8, 2006
8. Historic District Commission dated October 3, 2006, November 10, 2006

Exhibit I is hereinafter referred to as the Plan:

#####

1.0 Findings and Conclusions

Based upon its review of the exhibits and records of the proceedings, the Board found and concluded that:

- 1.1 The site is located in South Acton Village Zoning District and Zone 4 of the Groundwater Protection District and the USE is allowed by Special Permit in the South Acton Village Zoning District and by right in Zone 4.
- 1.2 The site is located in the South Acton Historic District. The demolition of 127 Main Street and a portion of 129 Main Street is subject to the Historic District Commission (HDC) approval. The rebuilding of all buildings is subject to the approval of the HDC. The HDC has issued a Certificate of Appropriateness #0626.
- 1.3 The restoration of Exchange Hall and 131 Main Street is of critical concern to the Board. Exchange Hall is in disrepair through neglect. The Board wants to ensure as this project moves forward the restoration of Exchange Hall is a top priority. The Petitioner provided a "Schedule Worksheet" dated 12/18/06. The Board finds the schedule acceptable except all porch rebuilding on Exchange Hall shall be completed prior to the demolition of 127 Main Street.
- 1.3 The Plan provides for a total of 23 parking spaces on site. Two of the parking spaces are reserved for the residential use located at 129 Main Street. Four of the parking spaces are reserved for the office located at 129 Main Street. When the office is closed the four office parking spaces may be counted for the use of Exchange Hall. Four of the parking spaces are used as drop-off after 5 PM and can only be used to satisfy the Bylaw when no restrictions are in place.
- 1.4 Exchange Hall will be used as both a restaurant and function hall. The parking requirements for a restaurant is one space for each three seats. The Bylaw does not have a parking requirement for function hall but the Board finds it most closely represents an auditorium which is one space for each four seats. In both cases the Bylaw s. 6.9.4.4 provides the minimum number of required parking spaces shall be 70% of the requirements in s. 6.3.1. Therefore, the number of seats allowed is as follows:
 - a.) 18 spaces (office open before 5:00 PM.) x 3 (seats/space rest.) / .7 = 77 seats
 - b.) 22 spaces (office closed before 5:00 PM.) x 3 (seats/space rest.) / .7 = 94 seats
 - c.) 18 spaces (office closed after 5:00 PM.) x 3 (seats/ space rest.) / .7 = 77 seats
 - d.) 18 spaces (office closed) x 4 (seats/space function) / .7 = 103 seats
- 1.5 The Bylaw s. 6.9.4.5 allows for "Collective Use of Parking Facilities". The additional parking spaces must be located in the same zoning district and must be based on a written agreement. If the applicant obtains such written agreement, seating shall be allowed to be increased according to the Bylaw.
- 1.6 The Petitioner, at his expense proposes to construct a fence along School Street and Main Street. The location of the fence in the right of way shall be approved by the Town Engineer. The town reserves the right to have the fence removed at the Petitioner's expense. The Petitioner shall remove or relocate the fence within 30 days of written request by the Board. If the Petitioner fails to remove the fence the town shall have the right to remove the fence. Any damage to the fence shall be the responsibility of the Petitioner.

#####

1.7 The site is located in the sewer district. The site has been assessed a total of 4.85 betterment units. The number of betterment units is based on as of right zoning. The proposal is a Special Permit which exceeds the number of betterment units. The Petitioner shall be required to pay the increase in betterment units.

1.8 The Plan as herein modified:

- Will protect the neighborhood and the Town against seriously detrimental or offensive USES on the site and against adverse effects on the natural environment.
- Will provide for convenient and safe vehicular and pedestrian movement and that the locations of driveway openings are convenient and safe in relation to vehicular and pedestrian traffic circulation including emergency vehicles, on or adjoining the site.
- Will provide an adequate arrangement of parking and loading spaces in relation to the proposed USES of the premises.
- Will provide adequate methods of disposal of refuse or other wastes resulting from the USES permitted on the site.
- Is consistent with the Master Plan.
- Is in harmony with the purpose and intent of this Bylaw.
- Will not be detrimental or injurious to the neighborhood in which it is to take place.
- Is appropriate for the site and complies with all applicable requirements of this Bylaw.

Therefore, the Board voted 5-0 to **GRANT** the requested Special Permit and Site Plan Special Permit subject to and with the benefit of the following Plan modifications, conditions and limitations.

2.0 Plan Modifications

Prior to the issuance of a Building Permit or the start of any construction on the site, the Petitioner shall cause the Plan to be revised to show the following additional, corrected or modified information. The Building Commissioner shall not permit any construction activity to begin on the site until and unless he finds that the Plan is revised to include the following additional, corrected or modified information. Except where otherwise provided, all such information shall be subject to the approval of the Building Commissioner. Where approvals are required from persons other than the Building Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Commissioner shall issue any Building Permit or permit any construction on the site. The Petitioner shall submit five copies of the final plans as approved for construction by the Building Commissioner to the Building Commissioner prior to the issuance of a Building Permit.

2.1 The location of the fence along School Street and Main Street shall be approved by the Town Engineer.

#####

3.0 Conditions

- 3.1 The function hall shall not open until 7:00 PM Monday through Friday.
- 3.2 Prior to the issuance of the Building Permit the final betterment units shall be determined. The payment of the increase in betterments shall be according to the Town Bylaw.
- 3.3 The total impact of the need for off site parking cannot be completely assessed until it is determined how successful the facility is. The Board reserves the right to reopen the hearing to seek improvements to traffic circulation.
- 3.4 Development shall proceed according to "Schedule Worksheet" dated 12/18/06 except all remaining porches on Exchange Hall shall be repaired prior to the demolition of 127 Main Street.
- 3.5 The seating is limited as follows except as may be increased by written agreement as provided in the Bylaw s. 6.9.1.5. Any written agreement shall be provided to the Building Commissioner. Any increase in the number of seats shall be subject to the approval of the Board.
 - a.) 18 spaces (office open before 5:00 PM.) x 3 (seats/space rest.) / .7 = 77 seats
 - b.) 22 spaces (office closed before 5:00 PM.) x 3 (seats/space rest.) / .7 = 94 seats
 - c.) 18 spaces (office closed after 5:00 PM.) x 3 (seats/ space rest.) / .7 = 77 seats
 - d.) 18 spaces (office closed) x 4 (seats/space function) / .7 = 103 seats
- 3.6.1 Prior to occupancy or use of any new building constituting a part of the project, an as-built plan shall be supplied by the engineer of record certifying that the project was built according to the approved documents. The as-built plan shall show all pavement, building and drainage structure locations above and below grade in their true relationship to lot lines, and include appropriate grades and elevations. In addition to the engineer of record, said plan shall be certified by a Mass. Registered Land Surveyor.
- 3.7 In order to mitigate any adverse impact of deliveries and trash pick-up the BOARD finds that it is necessary and appropriate to prohibit deliveries and trash pick-up before 6:30 AM or after 10:00 PM

4.0 Limitations

The Authority granted to the Petitioner by this permit is limited as follows:

- 4.1 This permit applies only to the site, which is the subject of this petition. All construction shall be conducted in accordance with the terms of this permit and shall be limited to the improvements shown on the Plan.
- 4.2 There shall be no further development of this site without written consent of the Board of Selectmen as outlined within the Acton Zoning Bylaw.
- 4.3 This Decision applies only to the requested Special Permit. Other permits or approvals required by the Acton Zoning Bylaw, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this Decision.

Site Plan Special Permit/Special Permit # 09/15/06-410
Bluebird Realty Trust
2 School Street and 127, 129, 131 Main Street (Ashton)
Acton Massachusetts 01720

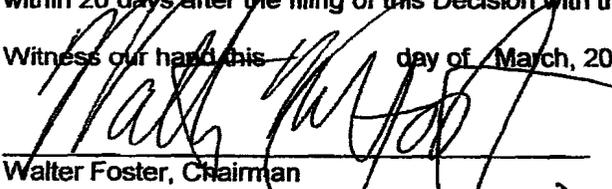
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- 4.4 No approval of any indicated signs or advertising devices is implied by this Decision.
- 4.5 The hauling of earth to and from the site shall be restricted to the hours between 9:00 AM and 4:00 PM Monday through Saturday.
- 4.6 The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all-inclusive or to negate the remainder of the Acton Zoning Bylaw.
- 4.7 This Site Plan Special Permit shall lapse on March 12, 2009 unless work approved by this permit has commenced except for good cause. Any request for extensions shall be made at least thirty (30) days prior to expiration. The Board reserves the right to amend the permit by its own or at the request of the Petitioner with or without a new hearing.

5.0 Appeals

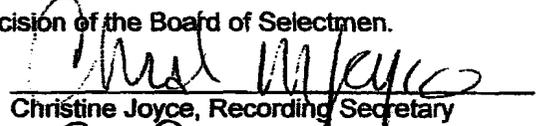
Any person aggrieved by this Decision may appeal pursuant to the General Laws, Chapter 40A, Section 17 within 20 days after the filing of this Decision with the Acton Town Clerk.

Witness our hand this _____ day of March, 2007



Walter Foster, Chairman

I, Christine Joyce, hereby certify that this is a true copy of the Decision of the Board of Selectmen.



Christine Joyce, Recording Secretary



Eva K. Taylor, Town Clerk

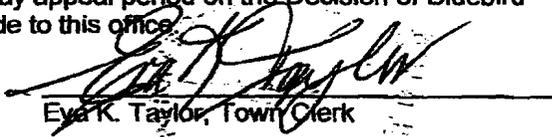
March 13 2007

Date filed with Town Clerk

TO WHOM IT MAY CONCERN: This is to certify that the 20 day appeal period on the Decision of Bluebird Realty Trust has passed and there have been no appeals made to this office.

April 4, 2007

Date



Eva K. Taylor, Town Clerk

- cc: Petitioner
 Building Commissioner
 Planning Board
 Engineering
 Conservation
 Director of Municipal Properties
 Board of Health
 Town Clerk
 Planning Boards - Concord, Littleton, Westford, Maynard, Carlisle, Boxboro, Stow, Sudbury



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

January 4, 2007

Glenn Berger
Bluebird Realty Trust
2 School Street
Acton, MA 01720

Dear Glenn:

Enclosed is a copy of Certificate of Appropriateness #0626 for the expansion and restoration of Exchange Hall (2 School St.), alterations and renovations at 129-131 Main St., removal of the former Jones cider mill building at 127 Main St., and site changes including parking areas, retaining walls, stairs, fencing, etc. As you know, after a public hearing the application was approved by the Historic District Commission, with several conditions, on January 2, 2007.

In its decision, the commission found that the proposal, according to the information submitted and the conditions specified, will be compatible with the property and the surrounding South Acton Historic District. Other findings are listed on the Certificate.

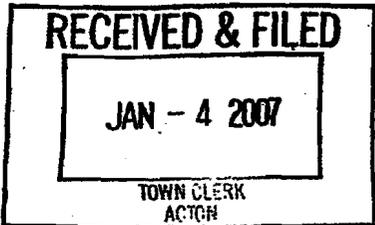
We thank you for your very comprehensive application and wish you good luck with the work. If your plans change in any way, please contact the commission so that those changes can be reviewed. Items such as light fixtures or other minor changes to the work approved can usually be handled as amendments to the original application and certificate. As we have discussed, among those changes would be any alterations to the entries on the Main Street façade of 129-131 Main Street. Also, please note that if approval of the site plan by the Board of Selectmen involves changes to the design on which the Historic District Commission has based this Certificate, those changes must be submitted to the HDC for approval.

Sincerely,

Anne Forbes

Cc: Garry Rhodes, Building Commissioner
Town Manager/BoS

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



CERTIFICATE

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

for the work described below.

Applicant (or owner) Glenn Berger, Bluebird Realty Tr./Main St. Acton Telephone 978-835-9866
Main St. Acton Corp. Glenn.Berger@verizon.net
Address 2 School Street, Acton, MA 01720

Location of work 2 School St. 127, 129-181 Main St. District: Center West
No. Street South X

Description of Proposed work:

Expansion and restoration of Exchange Hall (2 School St.), alterations and renovations at 129-131 Main St., removal of building at 127 School St., and associated site changes including parking areas, retaining wall, stairs, fencing, etc.

Conditions, requirements, recommendations:

SEE ATTACHED

The work outlined above must conform in all particulars to the submittals and conditions approved on January 2, 2007. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Site Plan Special Permit, as well as a Building Permit or Sign License where required. This Certificate is valid for work commenced within one year of the date of issuance. An extension of the Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

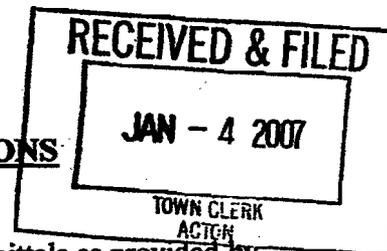
Application received 8/11/2006 Public Hearing 8/21/06
Certificate approved by [Signature] Date 12/4/07
for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, Town Manager/BoS, HDC File

CERTIFICATE OF APPROPRIATENESS #0626:

2 SCHOOL ST; 127, 129-181 MAIN ST.

CONDITIONS, REQUIREMENTS, and RECOMMENDATIONS
with relevant findings



Commission approval of application #0626 is based on plans, drawings and other submittals as provided by the applicant including photographs, product information and schedules. In the case of submitted material that has been supplemented, revised or otherwise amended, the approval is based on the most recent material. All material submitted by the applicant is listed in an addendum to Certificate #0626, along with the dates of all major submittals.

Site features and general items

CONDITION: If approval of the site plan by the Board of Selectmen involves changes to the design approved by the Historic District Commission under this Certificate, applicant must submit those changes to the HDC for approval as an amendment to the original application and certificate.

CONDITION: Applicant shall allow the Commission to inspect completed work prior to the issuance of Certificates of Occupancy.

CONDITION: A gate will be placed in the fence along School St., in front of and centered on Exchange Hall. Fence will run parallel to the sidewalk; final details to be submitted by the applicant.

RECOMMENDATION: The site should be pedestrian-friendly and accommodate walk-ins as much as possible.

FINDINGS: The "Redi-Rock" engineered material is incompatible with the property and district. However, its installation will be minimally visible because of intervening structures, distance from street, and changes in grade. Two existing granite hitching posts are to be relocated on the property.

Exchange Hall building

FINDINGS: This approval does not include signage or new exterior wall light fixtures. Applicant will submit proposals for such items for approval at a later date. The curved "Exchange Hall" sign on the south façade is to be relettered; the original Tuttle, Jones & Wetherbee lettering below the second-story balustrade will not be restored, but painted over as shown on the elevation drawings.

127 Main St. (former Jones Cider Mill)

FINDING: 127 Main Street is an historic building that contributes to the South Acton Historic District.

FINDING: The building is located toward the rear of the property, and its architectural integrity has been severely compromised by alterations at several periods, especially during the 20th century.

FINDING: Although the building is of historical importance, because removal of 127 Main Street is essential to the revitalization of Exchange Hall as a commercial structure, the Commission finds its removal necessary.

CONDITION: Removal of the building at 127 Main Street is approved only on the condition that rehab. of the buildings at 2 School and 129-131 Main proceeds as approved and the project work is sequenced as outlined by the applicant on 12/4/06 and represented in the 12/18/06 Schedule Worksheet.

CONDITION: The applicant shall publicize the building as available to be moved off-site. Such efforts are to include a printed advertisement or notice to run in *The Beacon* for a period of no less than three months. (Frequency of the notice to be determined in conjunction with the HDC, with the cost of advertising taken into account.) With the commission's assistance, a notice shall also be circulated by email on the state-wide MassHistPres list-serve.)

CONDITION: Demolition of 127 Main Street shall be approved only if efforts to have the building relocated have proved unsuccessful by the time removal is called for in the 12/18/06 Schedule Worksheet submitted to the HDC.

CONDITION: Prior to the removal of the building, the applicant shall allow interior documentation in photos, drawings, etc. to be done by the HDC or its designee.

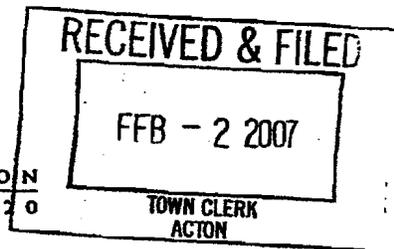
131 Main St. (Abram Jones House)

CONDITION: Applicant shall return with any further details, including entry design/door replacement (as an amendment to original application)

FINDING: Demolition of the rear wing is permitted based on its minimal to non-existent visibility from Main Street, and because of later additions to that section that detract from the building's character.



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



**CERTIFICATE of APPROPRIATENESS #0626: 2 SCHOOL ST.; 127,
129-131 MAIN ST.:**

**ADDENDUM: LIST OF SUBMITTALS and EXHIBITS considered by the HDC in
its determination**

1. Submitted by the applicant for the Board's deliberation:

- Application form #0626, received 8/9/06 and stamped 8/11/07
- Attachments, supplemental items and supporting documentation:
 - proposed floor plans of 129-131 Main St., Revision #4, 9/28/06
 - proposed floor plans of Exchange Hall, 2 School St., Revision #7, 10/24/06
 - proposed elevations of Exchange Hall, Revision #7, 10/24/06
 - proposed elevations of 129-131 Main St., Revision #4, 9/28/06
 - drawings of construction details: Revision #6, 9/28/06: window sash, construction details
 - planting and lighting plan, revised 8/21/06
 - proposed landscaping and site design, received 7/5/06
 - National Register of Historic Places application for certified rehab., Part 2
 - Waterman Design Assoc.s: Site Plan Special Permit Application, 8/23/06
 - photographs of existing conditions: 127 Main St., 131 Main St., 2 School St., including existing stone walls
 - letter from Glenn Berger, 9/28/06
 - letter from Glenn Berger re: Redi-Rock, granite, 11/20/06
 - letter from Glenn Berger to Board of Selectmen, 10/30/06
 - email from Glenn Berger dated 10/25/06
 - information sheets: Redi-Rock, Progress Lighting, Streetworks Lighting, Thermtin doors, stainless steel cables; ornamental steel fence
 - Exchange Hall Site Plan, detail from P. 5, revision 11/30/06
 - Schedule worksheet and Gantt chart, 12/18/06

2. Interdepartmental communications to Garry Rhodes, Building Commissioner, from town boards and officials:

- Dean Charter, 9/29/06
- Holly Ben-Joseph, TAC, 9/28/06
- James Deming, District Mgr., Water Supply District of Acton, 9/20/06
- Doug Halley, 9/26/06
- Kristin Alexander, 10/19/06
- Engineering Dept., 10/18/06

3. Correspondence received:

- Email from Nicole Davis, 9/18/06

4. Other documents entered into the public record by the Commission at the public hearing:

1. A certified list of abutters.
2. Notice of the public hearing as it appeared in *the Beacon* on February 17, 2000.
3. Notice of the public hearing as posted and mailed to abutters.
4. List of attendees at the Public Hearing
5. MHC Historic Inventory Form B for 127 Main St., MHC #416, 1990
6. MHC Historic Inventory Form B for 129-131 Main St., MHC #414, 1990
7. MHC Historic Inventory Form B for 2 School St., MHC #413
8. Forbes, A. "127 Main Street: Former Jones Cider Mill . . . Summary of Robert Nylander Research," 11/10/06
9. Copy of photograph by Charles O. Hodgman of 129-131 Main Street, with outbuildings. c. 1880s.
10. 11/2/06: A. Forbes email communication to the HDC: Responses to email re. imitation stone in historic districts from a member of the Orleans Historical Commission and the Chair of the Brookline Historical Commission.

**National Register of Historic Places
Exchange Hall
Acton, Ma. 01720**

Application Part 2

1. Clapboards

Date: 1860

Existing Feature: All elevations are sheathed with painted clapboards. The paint is worn and peeling over most of the building. Approximately 25% of clapboards are in need of replacement.

Work: Missing or loose clapboards will be replaced or repaired as necessary and all will be repainted. The existing two-color paint scheme will be used.

Photo #: 1, 3, 6 – 8, 10 - 14

Drawing #:

2. Wood Trim

Date: 1860

Existing Feature: The building is trimmed with flush wood window and door surrounds, a few of which have simple edge mouldings. Most windows have decorative hoods, except those sheltered by porches and the arched windows beneath the gables. The rear door also has a prominent hood. The building is decorated with fluted wood corner boards. Wood brackets adorn the cornice of the main block and historic porches. Wood trim is largely intact but paint is worn or peeling over most of the building. Brackets are missing in scattered locations.

Work: Missing or deteriorated trim elements will be replaced in kind and all trim will be repainted.

Photo #: 1 through 14

Drawing #:

3. Exterior Masonry

Date: 1860

Existing Feature: At the façade the ground level is constructed of brick, which is now painted white. The building's granite foundation is exposed at the east elevation only. The foundation is generally in good condition.

Work: The brick face of the ground floor will be repainted a brick color so as to be more in keeping with the historic character of the building. Spot pointing will be undertaken at the east elevation to repair any failure in the foundation.

Photo #: 2, 12

Drawing #:

4. Roof

Date: various

Existing Feature: The building is enclosed by a gable roof covered with slate shingles. The roof sheathing is in fair condition, with roughly one-third of the slate needing replacement. A small wood cupola is set on the roof ridge toward the front of the building. The cupola is decorated with a bracketed cornice, arched vents, and corner boards. The cupola needs some structural repairs and the paint is peeling. Historically there was a weathervane atop the cupola. The weathervane is in poor condition, but remains in storage on site. A slender brick chimney, that needs to be rebuilt, rises from the rear of the roof ridge.

Work: In order to inspect and repair the roof sheathing the existing slates will be removed. Those that are in good condition will be reserved for reinstallation. It is anticipated that approximately one-half to two-thirds of the slates will be reused. The remainder will be replaced by new slates to match the color and texture of the originals. The cupola will be repaired as necessary and will be repainted. The weathervane will be repaired, if feasible, and will be reinstalled. The chimney will be rebuilt.

Photo #: 1, 6, and 13

Drawing #:

5. Porches & Exterior Stairs

Date: 1860; mid-20th century

Existing Feature: the original three-tier porch that runs the width of the building dominates the façade. A second historic porch runs along the first floor of the west elevation. This side porch was modified (mid-20th century?) when an egress stair was added from the second floor (see Photo 8). Porches have fluted posts and bracketed cornices. The façade porch has elegant turned balusters (those on the first floor had been replaced but in 2006 new wood balusters matching the originals were installed). Historic photographs indicate that the balustrade at the second level originally wrapped around the curved portion of the side porch, but this section of the balustrade is now missing. Porch elements are generally in poor condition, in need of extensive repairs and painting. The side (west) porch was modified (mid-20th century) when an egress door was added to the porch and a small porch addition was constructed at the second level to shelter the stair.

There were originally two sets of stairs (one at either end of the front porch) leading from street level to the raised first floor. The stairs appear to have been wood structures with simple balustrades. The east stair was removed and in its place is a modern, unpainted, utilitarian wood stair in the 1980's (Photo 11). The west stair was also removed but was never replaced. A modern metal railing runs across the top of the former stair location (Photo 9).

Work: The porches and one set of stairs will be restored to their original appearance. Damaged or missing elements will be replaced in kind and porches will be repainted. ~~The two-~~ One set of stairs will be reconstructed in wood, using historic photographs as the basis for the designs.

Photo #: 1-3, 6, 8, 9, and 11

Drawing #:

6. Windows

Date: 1860

Existing Feature: Most window openings contain the historic wood 6/6 double-hung sashes, which are generally in poor condition. At the attic level there is a small arched window beneath each of the end gables; at the façade the opening contains a 6/6 sash while the sash at the rear is missing and the opening blocked with plywood. One window at the east elevation (third floor, north end) is missing the sash. The same window on the opposing elevation (east) has the upper portion of the sash blocked with plywood (Photo 10). There are three blind windows that appear to be original, one centered on the third floor of the façade (behind stage) and two on the east elevation (where the stair rises). At the ground level there are four small windows with double-hung sash in various configurations (Photo 12). Old photos show that the windows historically had wood shutters, a number of which are in storage on site, however, their condition is poor.

At the façade the ground level and first floor each have two original display windows (Photo 2). Display windows at ground level contain large 16-pane sash that appear to be historic features. The first floor display windows are bay windows with the original four-pane front sash and 1/1 side sash.

Work: Existing sash will be retained and repaired as necessary. Where sash are missing or damaged beyond repair, new wood sash will be made to match the original configurations. Exterior wood frame storm sash will be fabricated for each window. The storm sash will be inoperable and will have a meeting rail corresponding to the meeting rail of the external sash. The wood shutters will be reinstalled at the window openings, if feasible. The historic shutters will be supplemented by new ones to match the originals.

Photo #: 1-3, 6, 8, 10-13

Drawing #:

7. Entrances

Date: 1860, early to mid-20th century

Existing Feature: There are four entries at the façade:

- 1) The main entry to the ground floor commercial space is centered at the ground level and contains a set of modern double doors (with storm/screen door – Photo 2);
- 2) The main entry to the first floor commercial space is centered on the first floor and contains the original glazed and paneled wood double doors (Photo 4);
- 3) A doorway centered on the second floor provides access to the porch and has a single original wood door with a glazed upper panel;
- 4) At the east end of the first floor is an original doorway location (access to the stairhall), but the existing door appears to be a wider replacement door (possibly mid-20th century – Photo 5).

Secondary Elevations-

- 1) At the center of the rear elevation is a doorway that holds the original narrow four-panel wood door.

- 2) A set of added paneled wood double doors was installed at the second floor (in the former location of a window) to provide egress from the function hall (probably in the mid-20th century - Photo 21).
- 3) At the north end of the first floor is an added entry (also installed in a former window opening), which contains a glazed and paneled wood door (date unknown – Photo 7).
- 4) Centered on the second floor of the rear elevation is a doorway containing a four-panel wood door. This appears to be a historic feature but is not accessible from the exterior (possibly used as shipping door or there may have been a stair here at some point).

Work: All entries at the façade will be retained. The existing doors in the three center entries will be retained and repaired as necessary. The door in the east entry on the south side at the first floor is deteriorated and will be replaced by a new door to match the existing. The two added doorways at the west elevation will be removed and the windows replaced by new doors to match the existing in those locations. The two entries at the rear elevation will remain but the doors themselves will be removed and the opening will be widened so that it can be used as access to a proposed addition at the rear.

Photo #: 1-7, 13, and 14

Drawing #:

8. Interior Stairs

Date: 1860, ca. 1980

Existing Feature: Principal access to the upper floors is by means of a stair along the east wall. This stair rises from the first floor porch at the façade and terminates at the third floor toward the back of the building. Windows and doorways within the stairhall have flush casings. Other stairhall features include wall-mounted handrails and molded wood baseboards and wall strings. Walls of the stairhall are scored to look like ashlar blocks; this appears to be the historic finish. The doorway at the second floor landing contains a modern flush door, while the first and third floor landings have older four-pane wood doors (although the one at the third floor is wider and appears to have been an add on).

Access between ground level and the first floor is by means of a utilitarian stair that runs along the east wall beneath the main stairhall. This stair has been modified but some historic fabric remains. The doorway at the head of the stair contains a historic four-panel door. This door opens onto a small landing where there is also a doorway (containing a modern door) on the west wall, providing access into the first floor commercial space.

There is an added staircase (mid-20th century) along the west wall, leading from the third floor hall to an egress door at the second floor (Photos 20 & 21). This wood stair has a wall-mounted handrail and a simple balustrade lining the stair opening at the third floor (Photo 46).

Finally, there are two short stairs providing access to the balcony at the north end of the third floor hall (one at each end of the balcony). These are narrow wood staircases (one carpeted) with flush wood wall strings. The west stair also has a wall-mounted handrail. It seems that these two stairs were constructed at the same time period as the balcony, which appears to have been an early addition.

Work: The main staircase and associated features will be retained, repaired as necessary, and repainted. Historic doors will be retained in their current locations, while existing modern doors within the stairhall will be replaced by new four-panel wood doors.

The stair between the ground level and first floor will be retained and brought up to code as necessary with the addition of handrails. The four-panel door at the head of this stair will be retained, while the modern door at the first floor landing will be replaced by a four-panel wood door.

All other secondary stairs will remain.

Photo #: 15-22

Drawing #:

9. Ground Floor

Date: various

Existing Feature: The original use of the building was as a department store. The ground level housed a farmers exchange to supply local agriculture. It is currently occupied by a woodworking and cabinetmaking business, which undertook a major renovation of the space in the 1980s. The floor is generally divided into three areas, including offices and a showroom in the front two-thirds and a storage room and boiler room at the back, a storage area beyond that, and a boiler room at the back of the building (partitioned off by a concrete block wall). There is a mixture of wall materials, including drywall, concrete block, and exposed stone (painted in some locations). The office and showroom areas have a modern plaster ceiling. Scattered throughout are exposed brick columns. The boiler room has an older plaster ceiling, while the storage room has exposed joists at the ceiling. There are no notable historic features at this floor.

Work: A tenant has not yet been identified for the ground-floor space, but a restaurant use is anticipated. All existing finishes will be removed. A kitchen will be constructed toward the rear. The brick columns and masonry walls will remain exposed and will be repainted. The plaster ceiling will remain (or will be replaced by a new drywall ceiling). Flush window and door trim will be retained (or replaced in kind) throughout, new carpeting will be installed.

Photo #: 23-30

Drawing #:

10. First Floor

Date: 1860, 1980s

Existing Feature: The first floor was originally a large open space, where general merchandise was displayed (food, clothing, necessities, etc.), with a small office in the northwest corner. Partitions were added in more recent years to create two small bathrooms along the east wall at the rear. A small area across the front of the floor has been partitioned off but most of the floor remains a large open space filled with woodworking equipment and storage shelves. The main space is decorated with a molded plaster cornice and the historic columns remain visible throughout. There are two historic plaster ceiling medallions visible near the front entry. As is the case throughout most of the building, windows and doors have flush wood casings. It appears that there were originally shelves and cabinets along the entire west wall. The wood cornice that formed the top of

the cabinetry remains but the drawers and shelving are only intact in the northwest corner (Photo 35). The office and bathroom entries contain replacement doors. The only articulation within the office is a molded picture rail (Photo 36). Window and door casings in the office are flush.

Work: A restaurant use is anticipated for the first floor although a tenant has yet to be identified. In order to maximize the seating area, the added partition across the front of the space and the bathroom partition will be removed. Partitions will be added at the rear to enclose a kitchen area. The existing office will be removed. The historic character of the space will be preserved through retention of the plaster cornice (on all walls), the ceiling medallions, and historic columns. The remaining historic cabinetry and cornice will be relocated to an appropriate location so as to be visible within the main restaurant space. Existing baseboards and window casings will remain (or will be replaced in kind).

Photo #: 31-37

Drawing #:

11. Second Floor

Date: 1860, 1980s

Existing Feature: The second floor was originally used as a sales area for the department store. It is likely that this floor was historically a single open space but is now divided into a series of small rooms by modern drywall partitions and most finishes date to 1986. At the perimeter walls windows and doors are trimmed with flush stock. Baseboards are also flush. An egress stair enclosure added in the southwest corner room is clad with sheet metal. A modern bathroom was added in the northwest corner.

Work: The current plan is to reuse the second floor in conjunction with the third floor hall as function space. The floor will be restored to one single open space by removal of all added partitions. The bathroom partitions at the rear will also be removed. Window casings and baseboards will be retained (or replaced in kind).

Photo #: 38-45

Drawing #:

12. Third Floor

Date: 1860, possibly late 19th Century

Existing Feature: The third floor is a large open function hall with a stage at its south end and balcony at the north end. The balcony appears to have been an early addition. Bathrooms and storage rooms were constructed beneath the balcony. The hall is circumscribed by a tall plaster cornice and molded wood baseboard. Windows have flush casings with a prominent entablature. The original plaster ceiling is covered by a suspended panel ceiling.

Work: The third floor will remain in use as a function hall. Existing partitions at the rear of the space will be removed. New bathrooms will be installed. Historic features, including the stage, window trim, wood cornice, and baseboards will be retained. The suspended ceiling will be replaced by a new drywall ceiling.

Photo #: 46-51

Drawing #:

13. Addition

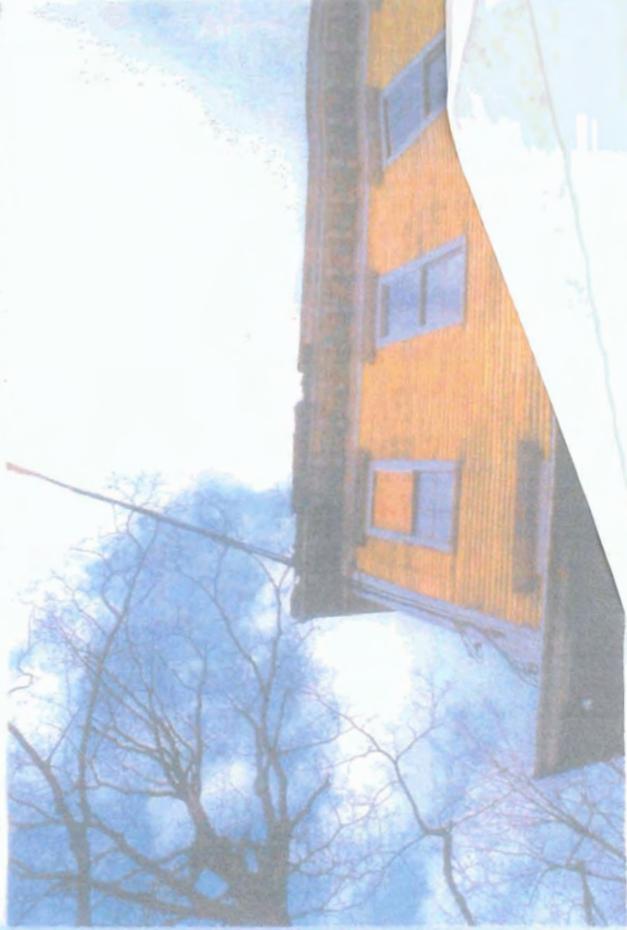
Work: A wood-frame addition will be constructed off the rear of the building to hold an elevator, code-compliant access stair, and bathrooms. The addition will be finished with clapboards and simple wood trim. It will be enclosed by a gable roof finished with asphalt shingles. At the side elevations the addition will be set back from the plane of the historic building so as to read as a secondary feature. Windows will match the size and 6/6 configurations of those in the main building.

Photo #: none

Drawing #:



13

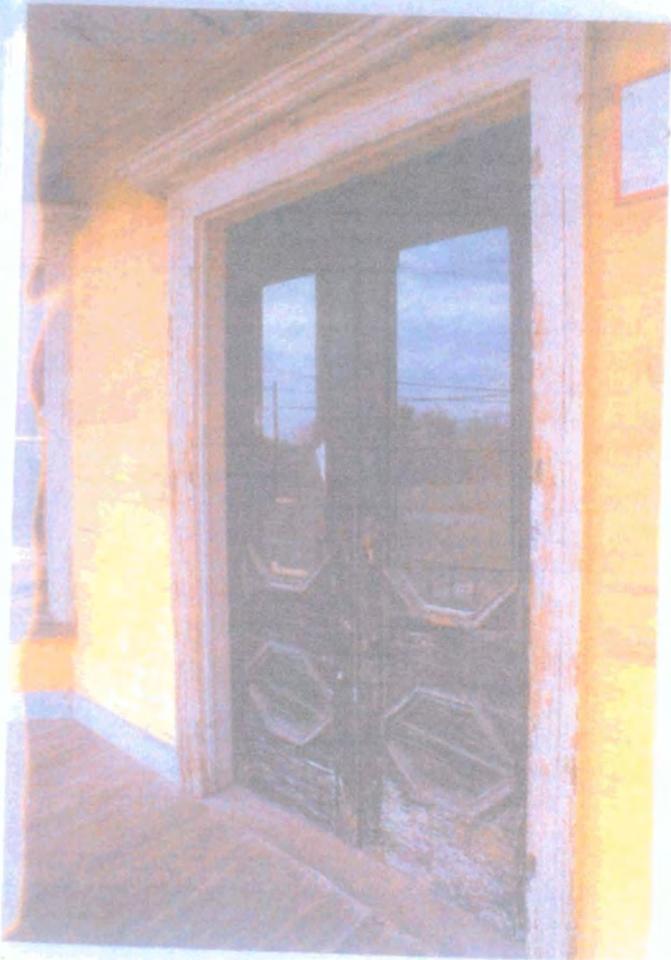


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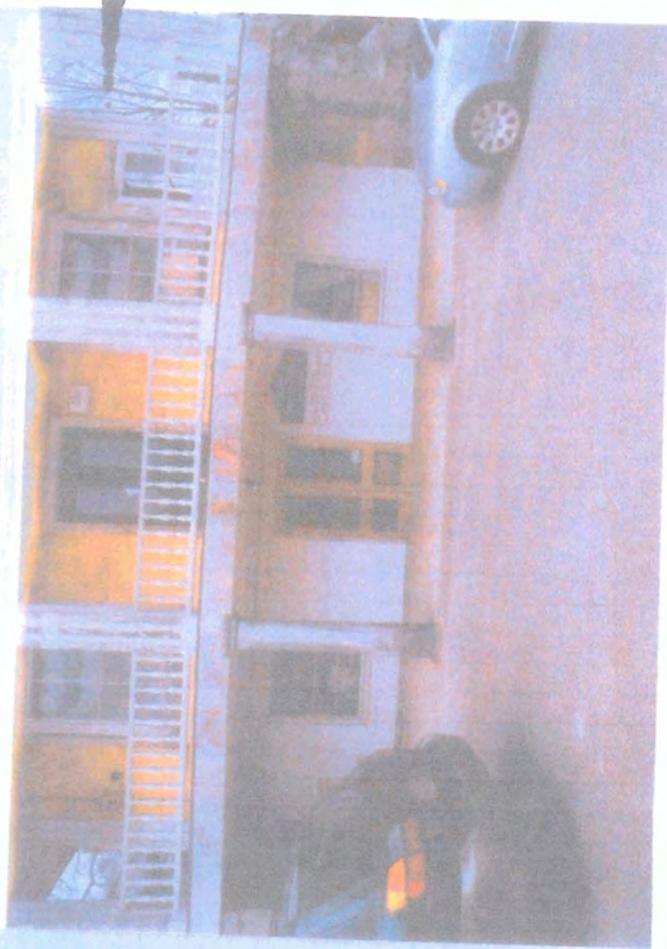
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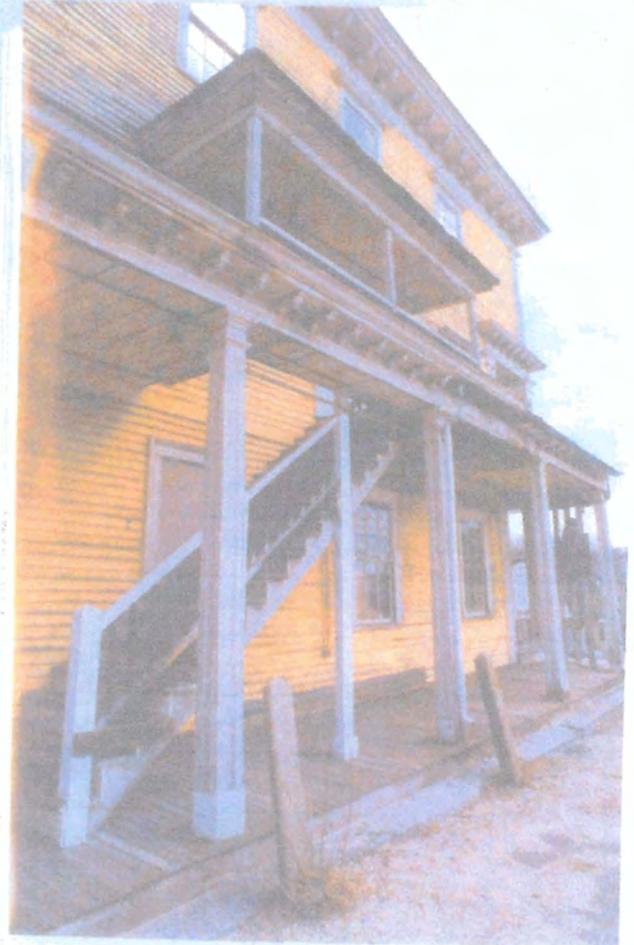
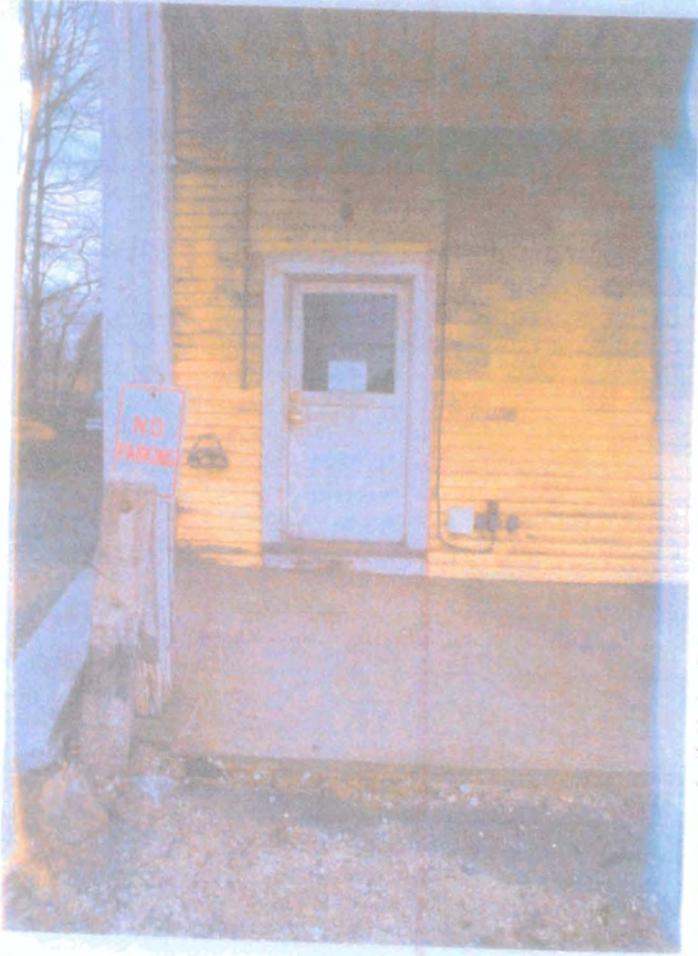
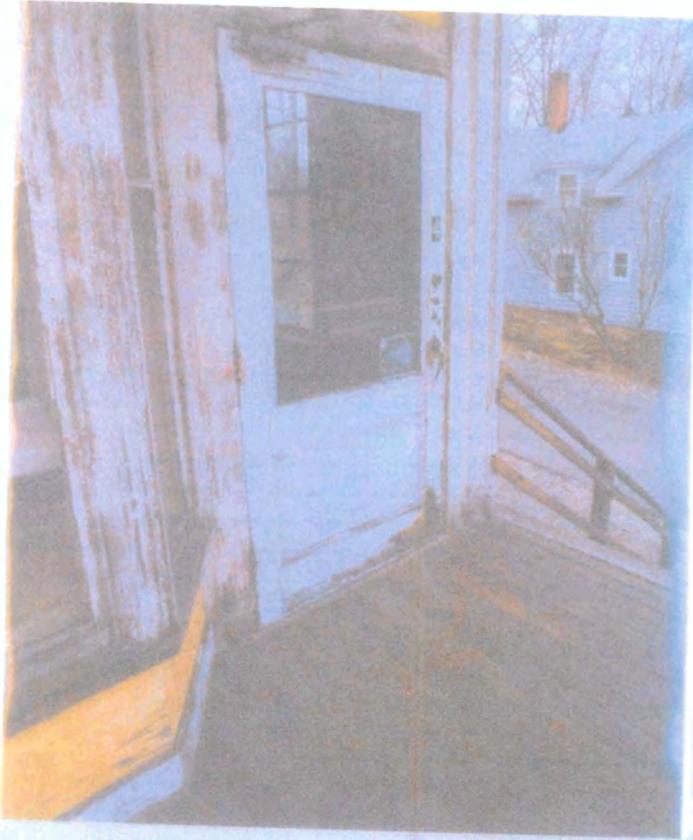


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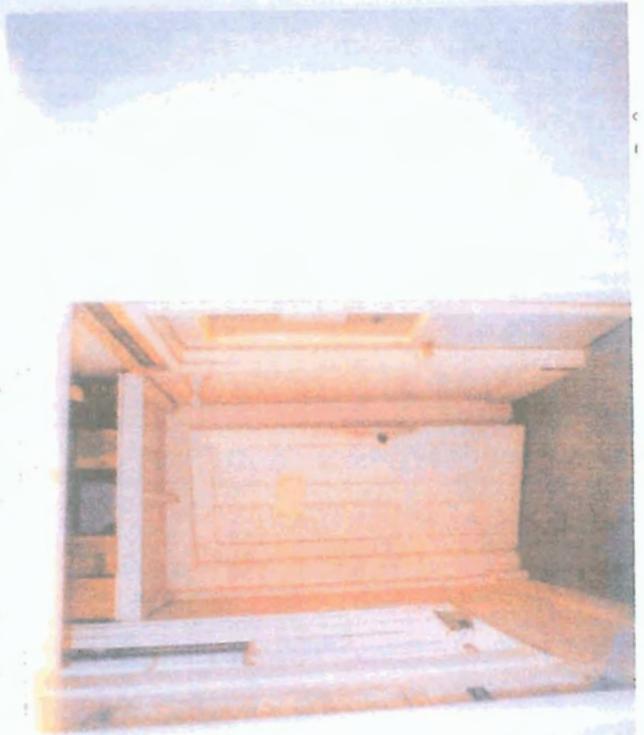
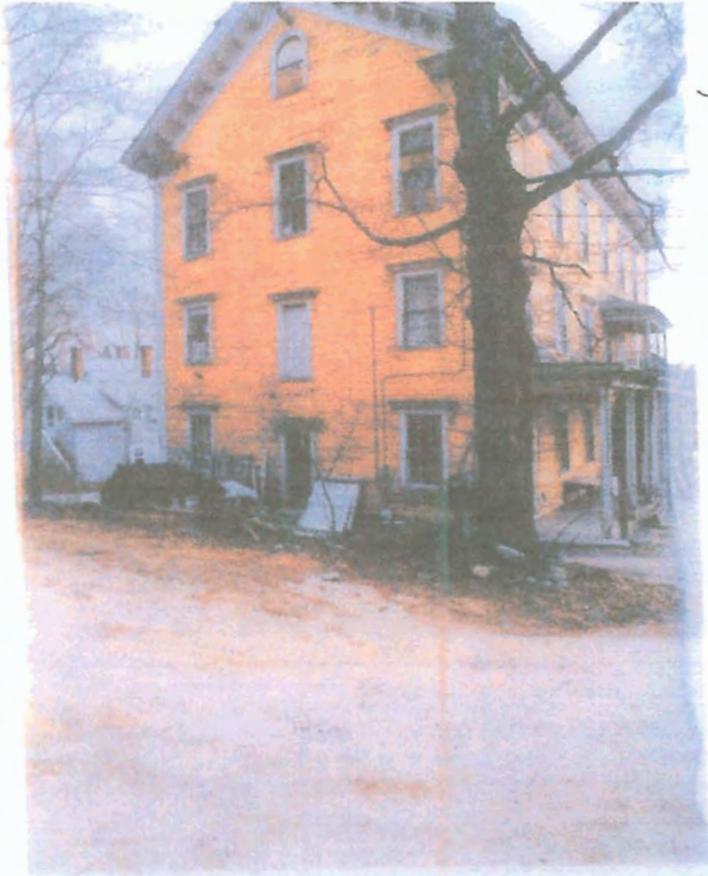
21A





10

12



10A

KSD CUSTOM WOOD PRODUCTS, INC

102 HIGH STREET
 BOSCAWEN, NH 03303
 TEL: 603-796-2951 FAX: 603-796-2133

Quotation

DATE 10/29/07
 Quotation # BERGER

Quotation For:

GLENN BERGER
 BLUEBIRD REALTY TRUST
 2 SCHOOL STREET
 ACTON, MA. 01720

Prepared by: MARK

TEL# 978-263-0222
 FAX# 978-263-1873

ATTN: GLENN BERGER

JOB NAME: EXCHANGE HALL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
CUSTOM WOOD WINDOW SASH REPLACEMENT - 1-7/8" THICK SASH, T.D.L. 9/16" MUNTIN WITH PUTTY GLAZE. SINGLE CLEAR ANNEALED GLASS WITH OPTION FOR SINGLE HOLLANDER LITE RESTORATION GLASS. PRIMED IN & OUT. AFRICAN MAHOGANY				
QUANTITIES AS FOLLOWS:				
6/6 DOUBLE HUNG SASH 3-6X7-2 SASH OPENING	18	EA		
6/6 DOUBLE HUNG SASH 3-6X5-10 SASH OPENING	17	EA		
6/6 DOUBLE HUNG SASH 3-6X6-3 SASH OPENING	13	EA		
2 A/B UNITS MADE UP OF FOLLOWING				
(2) 2 LITE FIXED SASH 1-6X6-3 SASH OPENING - FLANKERS	4	EA		
(1) 4 LITE FIXED SASH 5-0X6-3 SASH OPENING - CENTER	2	EA		
8/6 DOUBLE HUNG SASH 5-0X5-0 SASH OPENING	2	EA		
6/6 DOUBLE HUNG SASH 4-4X5-0 SASH OPENING	2	EA		
3/3 ROUND TOP DOUBLE HUNG SASH 3-0X5-0 SASH OPENING	2	EA		
3/3 DOUBLE HUNG SASH 3-6X2-6 SASH OPENING	4	EA		
TOTAL TO FURNISH ABOVE SCOPE OF WORK				\$ 58,712.00
ALTERNATE ADD FOR HOLLANDER LITE RESTORATION GLASS			\$ 7,080.00	
KSD TO EXCLUDE THE FOLLOWING: EXTERIOR BRICK MOULD CASING INTERIOR SASH STOPS PARTING BEAD WINDOW HARDWARE WEATHERSTRIPPING FINISH PAINT INSTALLATION				
CONTINUE				
PAGE 2 OF 2				
KSD TO INCLUDE THE FOLLOWING: FIELD DETAILING AND MEASURING CAD SHOP DRAWINGS TAILGATE DELIVERY TO JOBSITE				
TERMS : 50% DEPOSIT, 50% COD				
FIELD DETAILING AND MEASURING INITIATED WITH RECEIPT OF DEPOSIT. CURRENT MANUFACTURING LEAD TIME 10 WEEKS FROM APPROVED SHOP DRAWINGS				
THANK YOU FOR YOUR CONSIDERATION ON THIS PROJECT				
MARK S. FONTAINE, ESTIMATOR				

SITE IMPROVEMENTS INC
45 Christopher Drive
Methuen, MA 01844

(978) 685-1030 office
(978) 686-1046 fax

March 6, 2007

Mr. Glenn Berger
Exchange Hall
2 School Street
Acton, MA 01720

Reference: Exchange Hall
Acton, MA

Dear Glenn,

We are pleased to submit our site work proposal for the proposed Exchange Hall addition and renovation located in Acton, MA. We have reviewed the site plans prepared by Waterman Design dated January 11, 2007. No geotechnical information was available.

We have attempted to include all items shown on the plans to provide a complete site package. Since a site lighting plan has not been provided we have provided an allowance. We have also included an alternate price for an irrigation system if required.

In an effort to clarify our interpretation of the plans we have provided a complete breakdown of our work.

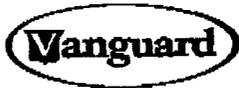
Included in our scope of work are:

1. Erosion control with hay bales and silt fence
2. Temporary construction entrances with crushed stone
3. Temporary construction fence
4. Remove trees and stumps
5. Tree protection
6. Demolition of existing buildings and foundations
7. Remove and dispose of existing improvements
8. Earth excavation to achieve subgrade elevations
9. Remove excess borrow off-site
10. Furnish, place and compact gravel base (12") for parking lot
11. Furnish, place and compact gravel base (8") for concrete walks and pavers
12. Furnish, place and compact gravel base (12") for concrete pads

13. Bituminous concrete pavement (3 1/2") for parking lot
14. Vertical granite curb
15. Precast concrete curb
16. Concrete backing for precast concrete curb
17. Signs
18. Pavement striping
19. Stockade fence at dumpster
20. Handrails at ramp and stairs
21. Bollards
22. Concrete walks and pads
23. Brick pavers
24. Concrete steps
25. Precast concrete steps
26. Redi-rock retaining walls
27. Wheel stops
28. Landscaping
29. Traffic loop removed and reset
30. Domestic and fire protection services
31. Sewer service
32. Storm drainage system
33. Primary/secondary electric/telephone/fa/catv conduit and excavation and backfill
34. Sales tax

Excluded from our proposal;

1. Ledge excavation and refill
2. Unsuitable material excavation and refill
3. Utility company (electric, telephone) charges
4. Building foundations and footings
5. Gravel base and fine grading for building slab
6. Ornamental fence (need specification approved by Town of Acton)
7. Gas main excavation (by gas company)
8. Primary/secondary electric/telephone/fa/catv wiring
9. Site lighting (SEE ALLOWANCE)
10. Irrigation system (SEE ALLOWANCE)
11. Soil and compaction testing
12. Selective demolition
13. Asbestos testing and removal
14. Payment and performance bond



220 South Common St., P.O. Box 348, West Lynn, MA 01905-0846 • (781) 598-6010 • (800) 225-2510 • Fax (781) 595-3980

Attn: Glenn Berger
 Bluebird Realty Trust
 2 School Street
 Acton, MA

Job Location: Exchange Hall

Phone: 978-263-0222
 Fax: 978-263-1873

From: Bill Holmes

Date: 07/13/06

****All Rental Prices are based on 28 day basis**

DESCRIPTION			
Rental	E & D	Trucking	Per Day
**\$3,800.00	\$22,000.00	\$750.00	\$136.00

This quote is for enough scaffolding to cover all four sides of the building and the cupola as discussed. It also includes one level of planks and two levels of side arms with planks.

Prices do not include tax

Please contact me with any questions at 1-800-225-2510 ext 309 or on my cell phone @ 781-640-1784
 Hope to talk to you soon.

*Installation and Dismantle prices may be quoted by an outside erection contractor. Lynn/Lad Group Ltd will supply the equipment and trucking for this project. The erection contractor will supply all labor. Arrangements concerning payments for labor must be arranged directly with the erection contractor. Quotations subject to change without notice. All agreements are contingent upon strikes, accidents and other delays unavoidable or beyond our control. All equipment supplied by Lynn/Ladd Group Ltd is subject to the terms and conditions shown here and on the reverse side here of.

Accepted By _____

Date _____

Dias and Sons Painting
84 Broad St #429
Marlboro MA 01752
508 485 4924 (office)
508 962 9344 (cell)

CONTRACTORS INVOICE

WORK PERFORMED AT: Glenn Berger

2 School Street
Acton MA 01720
978-263-0222

TO: Blue Bird Realty Trust
and
Main Street Acton Corp.

DATE 7/10/06 YOUR WORK ORDER NO. OUR BID NO. 1002

DESCRIPTION OF WORK PERFORMED

Blue Bird Realty and Trust - Power wash
scrap & sanding
Body Primer
TRIM final coat 2 COATS
Decks TRIM
\$25,000 Shutters
and all clean-up

Main Street Acton Corp -
Power wash
scrap & sanding
Primer
final coat 2 COATS
\$5,000 TRIM
and clean up work

5 year guarantee on all work performed.

All Lead Removal Included!

All supplies included in BID

Joint TOTAL - \$30,000 + 5,000 should Boom Be needed.

Power WASH 2 DAY
Paint - 8 DAYS
Melissa Dias (owner)
SCAFFOLD BY BB

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____ Dollars (\$ _____)

This is a Partial Full invoice due and payable by: _____ Month _____ Day _____ Year

in accordance with our Agreement Proposal No. _____ Dated _____ Month _____ Day _____ Year



CARA-DONNA COPPER & SLATE CO., INC.

57 Main Street • Norwell, MA 02061 • Phone/Fax 781-659-1444

Date: 7/14/06

Proposal To:
Bluebird Realty Trust
2 School St.
Acton, Ma. 01720

Project: Slate Roofing
Location: 2 School St. Acton, Ma. 01720

Cara-Donna Copper & Slate Co. Inc. proposes to furnish all Labor, Materials, and Equipment necessary to complete the following Work: (excluding carpentry and scaffolding)

Description of The Work

Option 1:

1. Replace all missing and severely cracked slates. (approx. 250)
2. Replace flashing at chimney, vent stack, hatch and at base of cupola with 16 oz. Freedom Grey copper by Revere Copper Products.
Cost: \$19,750.00

Option 2.

1. Remove existing slate and save for re-use.
2. Remove existing underlayment to allow for inspection and repair of sheathing.
3. Adhere 6' of W.R.Grace Ultra butyl membrane to eaves.
4. Adhere 12" of butyl membrane to rakes at gable ends.
5. Apply 30# underlayment or equal to remaining roof area.
6. Re-install all the old slate on the Rt 27 side.
7. Install any remaining slate on the back side using new or salvage to make up for slate that could not be salvaged.
8. Install snow guards to match existing.
9. All flashings to be 16 oz. Freedom Grey copper.
Cost: \$59,850.00

Option 3.

1. Re-slate cupola with existing slate.
2. Scope of work to be the same as main roof.
Cost: \$7,850.00

Option 4.

1. Install Freedom Grey copper double lock standing seam roofing on cupola.
Cost: \$10,650.00

Option 5.

1. Install .060 e.p.d.m. membrane fully adhered roof system over 1/4" DensDek board.
2. Install F.G. edge trim.
3. Install 4 integral roof drains.
Cost: \$9,500.00

3-07
\$77,200

3-07

3-07

From: "C MORELY" <blastoff3210@msn.com>
Subject: RE: CPC funding
Date: October 2, 2007 1:14:33 PM EDT
To: glenn.berger@verizon.net

Glenn:

Sorry for the delay in responding...

Is yours the large, yellow building at School and Rte. 27? Every time I drive by that building I wonder why the Acton CPC has not been able to help preserve it, and I always assume that there is a story behind the reason (as in everything!).

We as a committee have been very open to the preservation of privately held historic properties-- with a catch. We cannot see spending taxpayer monies on private property whose very existence could be ended or grossly altered in the future, near or far. We would require some kind of preservation agreement that protects the property; exactly what kind probably depending upon the scope and (taxpayer) cost of the project. We would want protection in perpetuity; I can see some lesser (but long) time period possibly being acceptable under certain circumstances, and perhaps other arrangements as well.

Early in the CPA we were approached by a church in town to restore/rebuild their bell tower. However, they were not willing to put any kind of preservation restriction on the tower, and in fact wanted to keep the option of demolishing it in the not so far future, as it stood in the only direction they could go for future building expansion. We declined to put that project before town meeting.

Two years ago the Wayside Inn came to us for initial funding (\$85K) to begin implementation of a new master plan for the property. At that time we were horrified to discover that the preservation protection we thought existed on the property was in fact so outdated as to be nonexistent-- a subdivision could be built on almost all of the 125 acres. After extensive negotiations the Inn agreed to grant the Town the right of first refusal on the sale of any of its land, in exchange for the project funds. It was short of what we wanted, but it was also a relatively small amount of CPA money and the Inn is a local non-profit whose stated goal IS preservation of the property-- they just want to do it on their own terms. We hope to have a mutually beneficial relationship in the future, one where additional funding begets additional, legally restrictive preservation.

I hope this has been helpful. Remember, I am just one member of a 9 member committee (albeit a founding member and Chair)-- the above is my reading of where my committee would go, and they and the Acton CPC may have different ideas!

I do hope your building is restored and preserved if possible-- it is a monumental landmark.

Good luck,

Christopher Morely

From: Community Preservation Committee <cpc@belchertown.org>
Subject: RE: CPC funding
Date: October 3, 2007 5:54:55 PM EDT
To: 'Glenn Berger ' <glenn.berger@verizon.net>

The Town of Belchertown approved one historic preservation project involving a for-profit corporation for \$5000 in May 2007. In addition, several not-for-profit entities (a museum, a library, and a church) also received funds. See the town's web site at <<http://www.belchertown.org/committees/cpc/index.html>> for a description and photos of all 2007 projects.

Your own town may or may not allow this kind of CPA funding. My personal view is that most important historic properties, both in Massachusetts and world-wide, are privately held. Therefore, to ignore private property is a disservice to the intent of the CPA. (Obviously, funds are limited.) Also, you might want to look for other sources of grants.

--Ken Elstein, Chairman
--Belchertown Community Preservation Committee

-----Original Message-----

From: Glenn Berger
To: cpc@belchertown.org
Sent: 9/25/2007 1:34 PM
Subject: CPC funding

CPC,
Have you had any projects involving historic preservation where the property was privately held. Please let me know which ones and the dollars involved. I have a historic building in Acton called Exchange Hall and will be looking to see if there is an opportunity to partner with Acton's CPC funding for historic restoration.

Thank you for your assistance

Glenn Berger
Exchange Hall
Bluebird Realty Trust
2 School Street
Acton, MA 01720

978-263-0222
978-263-1873 fax
exchange.hall@verizon.net <<mailto:exchange.hall@verizon.net>>

From: "Jessica Erickson" <jerickson@falmouthmass.us>
Subject: RE: CPC finding
Date: September 25, 2007 2:49:44 PM EDT
To: "Glenn Berger" <glenn.berger@verizon.net>

Hi Glenn,

Falmouth has appropriated CPA funds to several historic preservation projects where the property was privately held. In all such cases the property was owned by a non-profit organization and the property was considered to be a significant historic resource (ie. listed on the National Register of Historic Places, located in a local historic district, or listed in the Town's Cultural Resources Inventory). A brief description of these projects is listed below; please contact me if you would like additional information on a specific project:

- o design services for restoration of the Highfield Theatre (owned by the Cape Cod Conservatory – listed as a significant building in the Town's Cultural Resources Inventory)
- o design services for climate control facilities for the Julia Wood House and Conant House (owned by the Falmouth Historical Society – located in the Falmouth Village Historic District)
- o restoration of West Falmouth United Methodist Church (located in the West Falmouth Historic District)
- o rehabilitation of 'The Davis House' (owned by the Children's School of Science – located in the Woods Hole Historic District)
- o restoration of the East Falmouth Burying Ground and the Main Street Burying Ground (owned by the John Wesley United Methodist Church – listed on the National Register of Historic Places)

Best regards,
Jessica

Jessica K. Erickson
Town of Falmouth
Assistant Town Planner / Community Preservation
59 Town Hall Square
Falmouth, MA 02540

phone (508) 495-7440
fax (508) 495-7443
email: jerickson@falmouthmass.us

From: Glenn Berger [mailto:glenn.berger@verizon.net]
Sent: Tuesday, September 25, 2007 1:40 PM
To: jerickson@falmouthmass.us
Subject: CPC finding

CPC,

Have you had any projects involving historic preservation where the property was privately held. Any information would be greatly appreciated. I have a historic building in Acton called Exchange Hall and will be looking to see if there is an opportunity to partner with Acton's CPC funding for historic restoration.

Thank you for your assistance

Glenn Berger
Exchange Hall
Bluebird Realty Trust