

# **Acton Woman's Club Request for Community Preservation Funding for 2014**

**To Add Handicap Accessibility  
while Preserving the Historic Acton  
Woman's Club at 504 Main Street  
Acton, Massachusetts**

**Federal Period House Built in 1829**



# Agenda

- Overview of the Acton Woman's Club & Its History in the Community
- Pre/Post View of Acton Woman's Club 2011 CPC-funded Project
- Project Proposed for 2014 CPC-funding



# Acton Woman's Club (AWC)

## Mission Statement:

Its purpose shall be to maintain and preserve this historic building for the Town of Acton; to promote benevolent and civic activities of its members. It shall be non-political and non-partisan.



# Acton Woman's Club Serving Acton for **100 Years!**

- Donations to Fuel Assistance, Scholarships, Holiday cookies for shut-ins, Children's books for Toys for Tots
- 60 Years -- Ball room dance classes for 5<sup>th</sup> – 8<sup>th</sup> grade students
- Worked alongside American Red Cross in WWI and WWII



# Acton Woman's Club Serving Acton

- Sending boxes to Acton soldiers
  - Iraq and Afghanistan
  - Viet Nam
  - WWII (and made surgical dressings)
  - WWI (adopting soldiers at Camp Devens)
- Currently collecting Children's Books for Toys for Tots
- In WWII contributed to Acton Schools' Milk Fund
- Prior to that: built new seats on schoolhouse grounds for children that could not go home for "dinner"



# 2011 CPC-Funded Project

- Project almost complete.
- Created a handicap accessible entrance on right side (raised walkway) with courtyard garden to complement and preserve view of antique building.
- Preserve the house by replacing knob & tube wiring, insulation and bulkhead
- Restore wall paper to appropriate period wall paper



# Right Entrance Pre-2011 Project



# Accessible Entrance & Courtyard (Funded by CPC)



25/05/2013



# Accessible Entrance & Courtyard - #2



# 1st Floor Pre-2011 Project



# Knob & Tube Wiring Removed & Insulation added attic & walls



06/03/2013

# 2<sup>nd</sup> Floor with Insulation Added



05/03/2013

# Historic Appropriate 1<sup>st</sup> Floor Wall Paper (post 2011 project)



# Proposed 2014 CPC-Funded Project

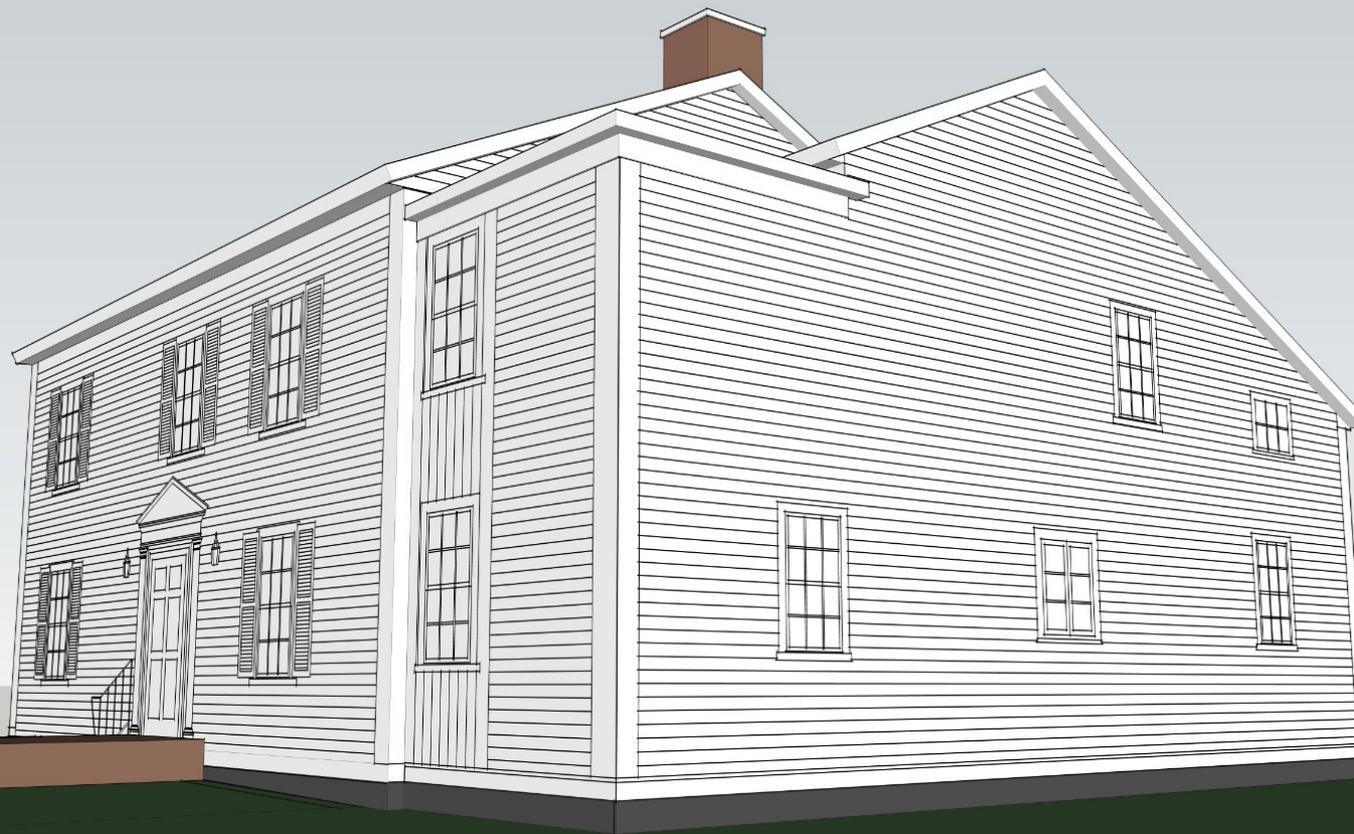
- The Massachusetts' Architectural Access Board (AAB) decided the courtyard and landscaping was not to be counted as outside improvements but part of the entryway.
- Triggered requirement for full accessibility.
- Necessitates this project:
  - Addition to building for lift and bathroom



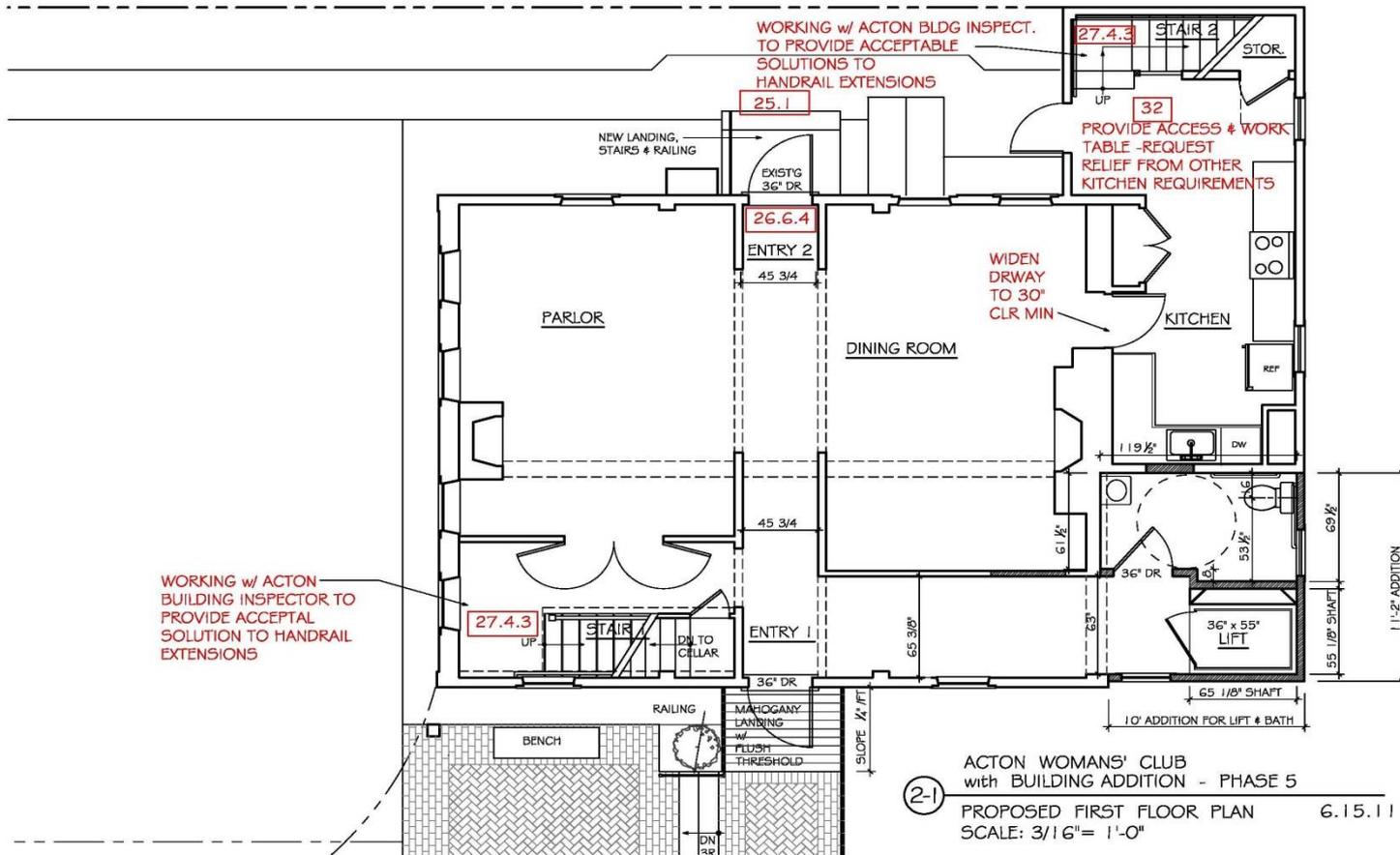
# Existing Building - Right Rear



# Historic AWC with Addition



# 1<sup>st</sup> Floor Plans for Lift & Handicap-Accessible Bathroom



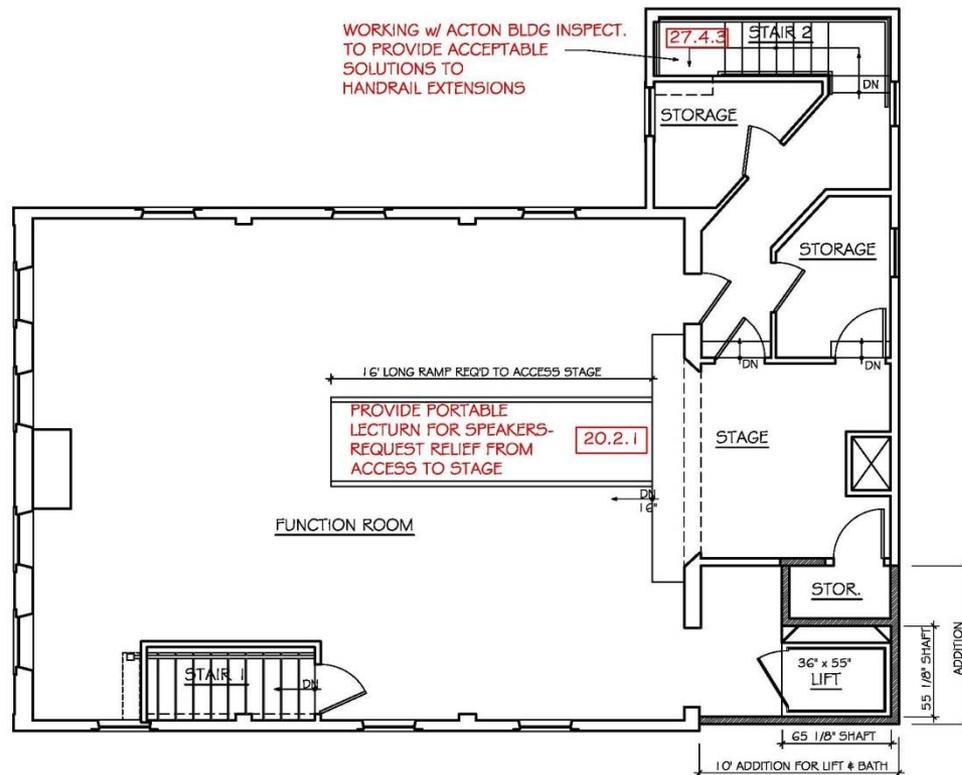
# Current (very small) Bathroom



# Current 1<sup>st</sup> Floor Hall to Bathroom



# 2<sup>nd</sup> Floor Plans with Lift



ACTON WOMANS' CLUB  
 with BUILDING ADDITION - PHASE 5  
 2-2 PROPOSED SECOND FLOOR PLAN 6.6.11  
 SCALE: 3/16" = 1'-0"

# Post 2011 Wall Paper & Corner for Lift



10/07/2013

# Work Tasks Required to Meet Accessibility Requirements

<ul style="list-style-type: none"> <li>• Excavate</li> </ul>	<ul style="list-style-type: none"> <li>• Place sleeve around sewage pipe from building to cesspool</li> </ul>
<ul style="list-style-type: none"> <li>• Removal of brick back wall as necessary</li> </ul>	<ul style="list-style-type: none"> <li>• Forms/concrete</li> </ul>
<ul style="list-style-type: none"> <li>• Framing and materials</li> </ul>	<ul style="list-style-type: none"> <li>• Windows and doors, matching historical nature of the building</li> </ul>
<ul style="list-style-type: none"> <li>• Lift, including installation and initial inspection and operating permit</li> </ul>	<ul style="list-style-type: none"> <li>• Insulation of new construction</li> </ul>
<ul style="list-style-type: none"> <li>• Ductwork</li> </ul>	<ul style="list-style-type: none"> <li>• Relocate/ new air-conditioning unit</li> </ul>
<ul style="list-style-type: none"> <li>• Plaster</li> </ul>	<ul style="list-style-type: none"> <li>• Electrical</li> </ul>
<ul style="list-style-type: none"> <li>• Plumbing including fixtures</li> </ul>	<ul style="list-style-type: none"> <li>• Bath tile flooring</li> </ul>
<ul style="list-style-type: none"> <li>• Wood flooring for new halls</li> </ul>	<ul style="list-style-type: none"> <li>• Bath &amp; hall lighting fixtures</li> </ul>
<ul style="list-style-type: none"> <li>• Bath accessories</li> </ul>	<ul style="list-style-type: none"> <li>• Remove door/wall at top of stairs</li> </ul>
<ul style="list-style-type: none"> <li>• General contractor labor</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping</li> </ul>
<ul style="list-style-type: none"> <li>• Survey</li> </ul>	<ul style="list-style-type: none"> <li>• Engineering &amp; design fees</li> </ul>
<ul style="list-style-type: none"> <li>• Temporarily remove stone steps &amp; railings to create path for equipment to get to area of addition – Replace.</li> </ul>	<ul style="list-style-type: none"> <li>• After all outside work on addition is complete, replace path to back garden with stone steps, railings and appropriate landscape</li> </ul>
<ul style="list-style-type: none"> <li>• Trash removal</li> </ul>	<ul style="list-style-type: none"> <li>• All necessary permits and inspections</li> </ul>
<ul style="list-style-type: none"> <li>• Code required laminating film over windows in stairwell .</li> </ul>	



# Cost Estimate for Proposed Addition with Lift & Accessible Bathroom

- Final bids & negotiation if/when funds approved
- Large project on antique structure – requesting 15% contingency funds
- Initial estimate of \$215,579\*
- Total requested budget: \$248,400

\* Estimate from Santini Inc. (We have excellent recommendations for them and they have a lot of experience with lifts & construction in local area.)



# Questions

