2084

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

March 15, 2011

Brona Simon
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Ma 02125-3314

Re: Request for Certification of Completed Work
Historic Rehabilitation Tax Credit Program
Project Number: NPS 18142
Mass Historical Commission Project Number: 22927
Exchange Hall, (Bluebird Realty Trust) 2 School Street, Acton, MA 01720

Dear Ms Simon,
Enclosed please find the documentation of rehabilitation for Exchange Hall (Bluebird Realty Trust), which took place between November 10, 2008 and November 10, 2010.

Included:
1) Copy of approved US Dept of Interior National Park Service application part 2.
2) Mass Historical Commission, State Historic Rehabilitation Tax Credit Program, Historic Preservation Certification Application part 3 – Request for certification of completed work.
4) Photographs of Exchange Hall prior to rehabilitation (both exterior and interior views).
3) Photographs of Exchange Hall after completed work (both exterior and interior views). Floor plan key, using the same reference numbers as the pictures submitted with part 2, prior to rehabilitation.

Regarding the "Conditions Sheet" for the Preservation Certification Application:
1) Repointing – completed as requested.
2) Siding – manually scraped, sanded using a Massachusetts certified lead removal and disposal company. No power washing was used.
3) Railings – no cable railings installed.
4) Storm windows – restored original windows, no storm windows installed.
5) Addition – eliminated from design.
6) Tenant Improvements – tenant fit-out involved painting, floor sanding, electrical update, and plumbing update.

Please contact me if any additional information is required.

Sincerely,

Glenn Berger
Exchange Hall

MASSACHUSETTS HISTORICAL COMMISSION
STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

Exchange Hall
Property Name

2 School Street, Acton, MA 01720
Property Address

Project Number: NPS # 18142

Instructions. Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the Massachusetts Historical Commission. A copy of this form will be provided to the Department of Revenue. Type or print clearly in black ink. The decision of the Massachusetts Historical Commission with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: Exchange Hall

Address of property: Street 2 School Street
City Acton County Middlesex State MA Zip 01720

Is property a certified historic structure? ☒ yes ☐ no If yes, date of certification by MHC: _____
or date of listing in the National Register: 6-13-1986

2. Data on rehabilitation project:

Massachusetts Historical Commission assigned rehabilitation project number: #22927
Project starting date: November 10, 2008
Rehabilitation work on this property was completed and the building placed in service on: November 10, 2010
Estimated costs attributed solely to rehabilitation of the historic structure: $ $610,019.00
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: $ Ø

3. Owner: (space below for additional owners)

I hereby apply for certification of rehabilitation work described above for purposes of the State tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that, in my opinion the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the work described in the Description of Rehabilitation. I also attest that I own the property described above.

Name Glenn Berger Signature [signature] Date 3-16-2011
Organization Exchange Hall LLC (previously Bluebird Realty Trust)
Social Security or Taxpayer Identification Number 153-38-2532
Street 2 School Street City Acton
State Massachusetts Zip 01720 Daytime Telephone Number 978 263 0222

Additional Owners:

Name _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____
Social Security or Taxpayer Identification Number _____

Name _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____
Social Security or Taxpayer Identification Number _____

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

RECEIVED
NOV 28 2008
MASS. HIST. COMM.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED
JAN 06 2009
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No. 22927

Instructions: Read the instructions carefully before completing. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, continuation sheets may be attached. Attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. **Name of Property:** Exchange Hall

   Address of Property: Street 2 School Street

   City Acton County Middlesex State MA Zip 01720

   ☒ Listed individually in the National Register of Historic Places; give date of listing: 6/13/1986

   ☐ Located in a Registered Historic District; specify:

   Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

   If yes, date Part 1 submitted: 1/17/2006 Date of certification: 4/13/2006 NPS Project Number: 18142

2. **Data on building and rehabilitation project:**

   Date building constructed: 1860 Total number of housing units before rehabilitation: 0

   Type of construction: Wood frame Number that are low-moderate income: NA

   Use(s) before rehabilitation: Office/workshop/art studios/meeting hall Total number of housing units after rehabilitation: 0

   Proposed use(s) after rehabilitation: Restaurant/function hall Number that are low-moderate income: NA

   Estimated cost of rehabilitation: $1,500,000 Floor area before rehabilitation: 10,251 s.f.

   This application covers phase number 1 of 1 phases Floor area after rehabilitation: 12,187 s.f.

   Project/phase start date (est.): 11-10-2008 Completion date (est.): 11-10-2010

3. **Project contact:**

   Name Christine Beard/Tremont Preservation Services

   Street 21 Market Street City Ipswich

   State MA Zip 01938 Daytime Telephone Number 978-356-0322

4. **Owner:**

   I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

   Name Glenn Berger Signature [signature] Date 11/10/08

   Organization *Bluebird Realty Trust

   Social Security or Taxpayer Identification Number

   Street c/o Acton Woodworks, Inc. 2 School Street City Acton

   State MA Zip 01720 Daytime Telephone Number 978-263-0222

NPS Office Use Only

*Please fax a copy of the signed approval to Chris Beard at 978-356-[redacted]0322

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-named property and has determined:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

☒ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

☐ that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

1/15/2009	[signature]	NPS/TPS
Date	National Park Service Authorized Signature	National Park Service Office Telephone No.

☒ See Attachments

Condition Sheet

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Exchange Hall

Project Number: 22927

Property address: 2 School Street, Acton, MA

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Repointing – Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

Siding – Power washing the siding must not damage or alter the appearance of the siding and must not allow water into the wall cavity.

Railings – The cable railings to be added to meet code should be painted a darker neutral color to lessen their visibility.

Storm windows – The low-e storm panels must be clear, not tinted.

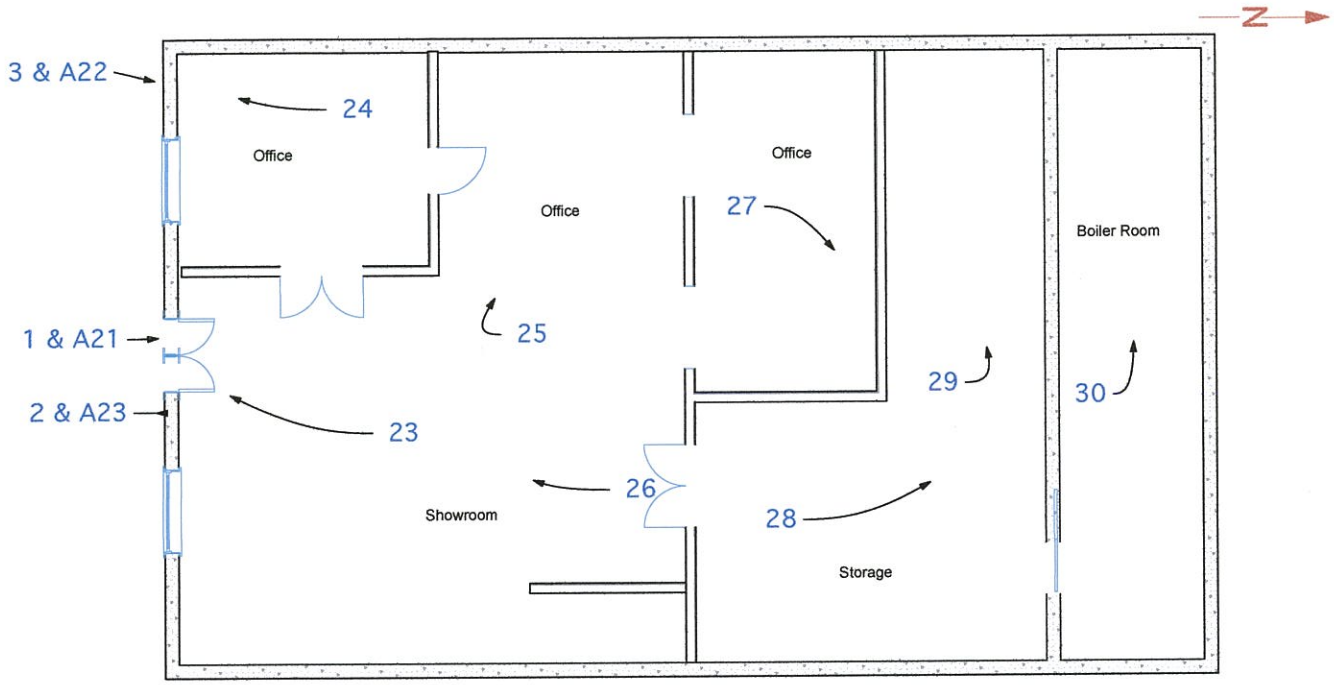
Addition – The windows on the addition must not have shutters in order to differentiate it from the historic building.

Tenant Improvements – This approval does not extend to tenant improvements, details of which have not been submitted for review and approval to the SHPO and this office. Federal regulations governing this program require evaluation of entire projects. Therefore, review of future tenant work by this office and the SHPO will also encompass all work proposed or completed up to that time. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit the additional information regarding tenant improvements as soon as available for review to ensure conformance of the overall project with the Standards.

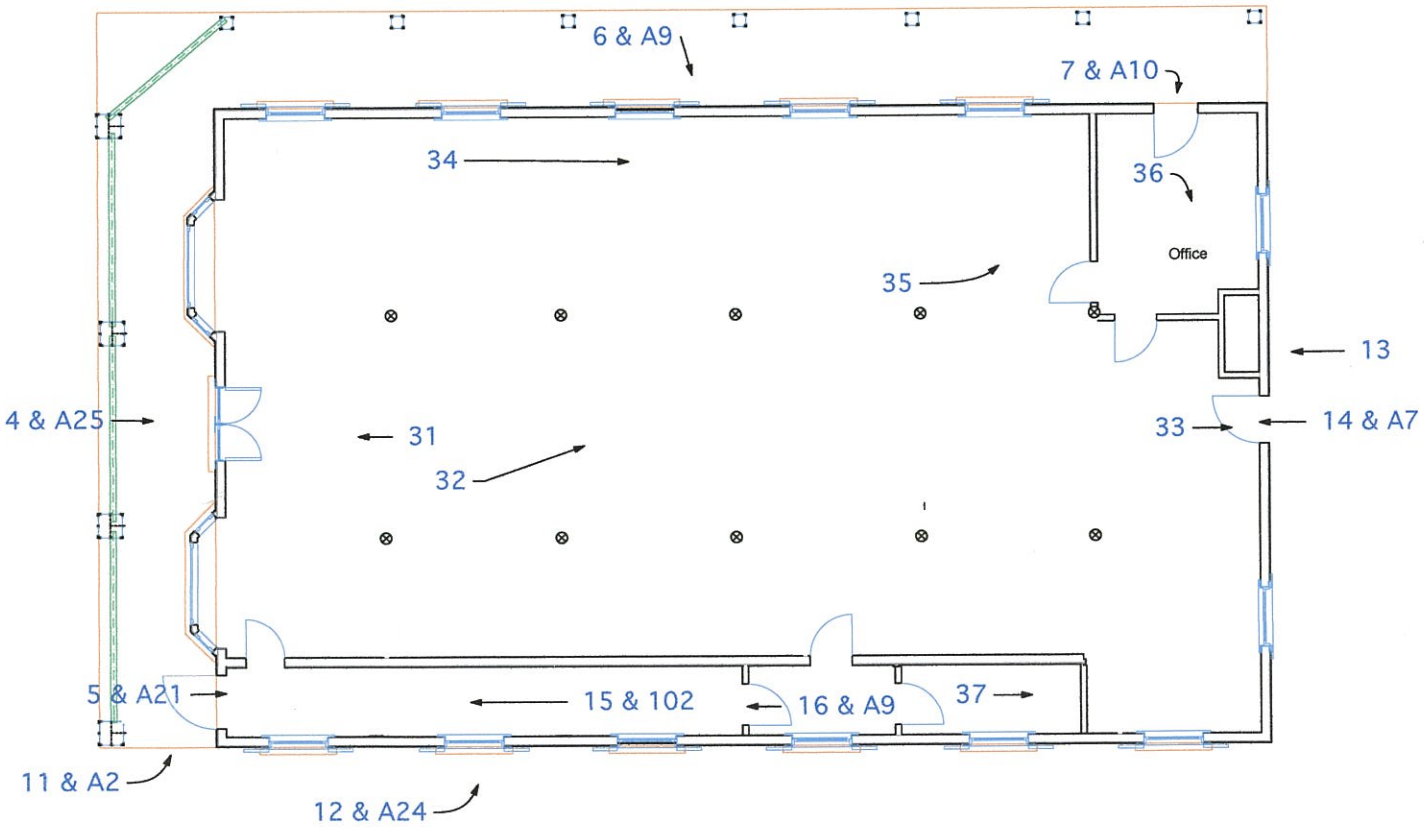
The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date	National Park Service Signature	Telephone Number
1/15/2009	Gillian Hensley	NPS/TPS

Acton Woodworks, Inc. Residential Space Planning Design and Build	Acton Woodworks 2 School Street Acton, MA 01720 978-263-0222 978-263-1873 info@actonwoodworks.com		Revision #7 12/20/10		Project #: 100927	CAD file:	Designer: Glenn Berger	Date: 10/30/08	Copyright: 2010	Builder: , Acton Woodworks	Title	Exchange Hall 2 School Street Acton MA, 01720	Restoration		Picture Reference #- Ground and First Floor Plan		01 of 2

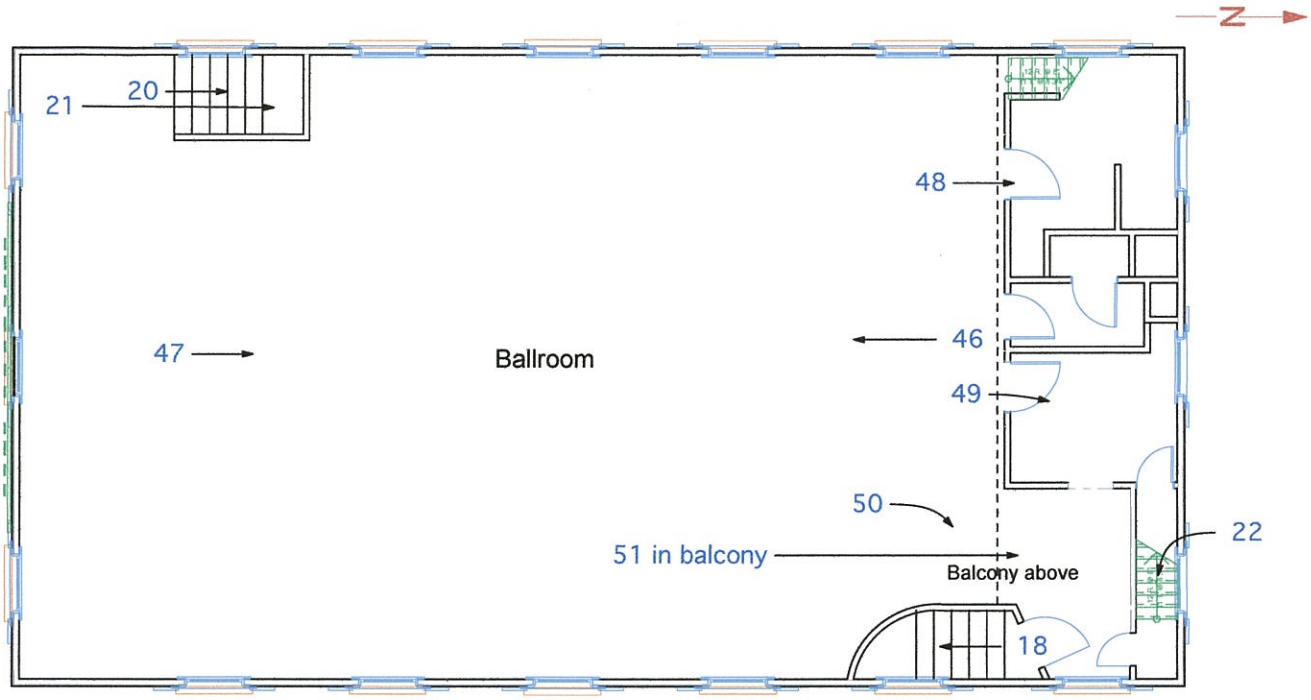


1. Ground Floor

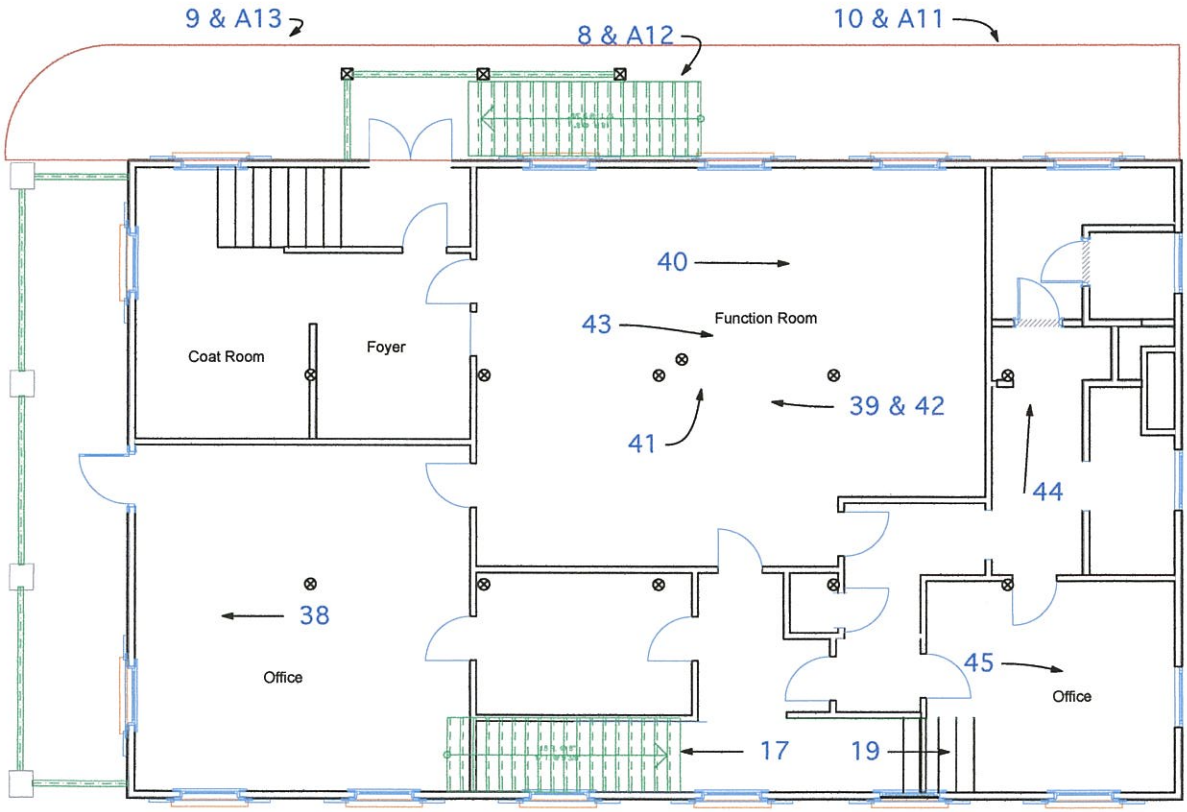


2. First Floor

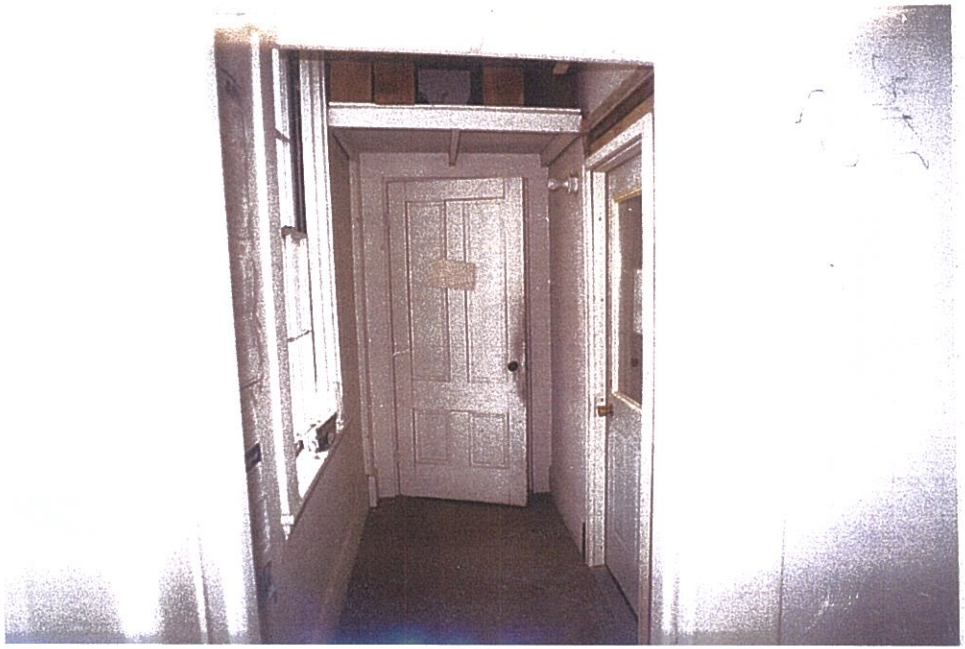
Acton Woodworks, Inc. Residential Space Planning Design and Build	Acton Woodworks 2 School Street Acton, MA 01720 978-263-0222 978-263-1873 info@actonwoodworks.com		Revision #7 12/20/10		Project #: 100927	CAD file:	Designer: Glenn Berger	Date: 10/30/08	Copyright: 2010	Builder: , Acton Woodworks	Title	Exchange Hall 2 School Street Acton MA, 01720	Restoration		Picture Reference #- Second and Third Floor Plan		02 of 2



4. Third Floor (Ballroom)



3. Second Floor Plan



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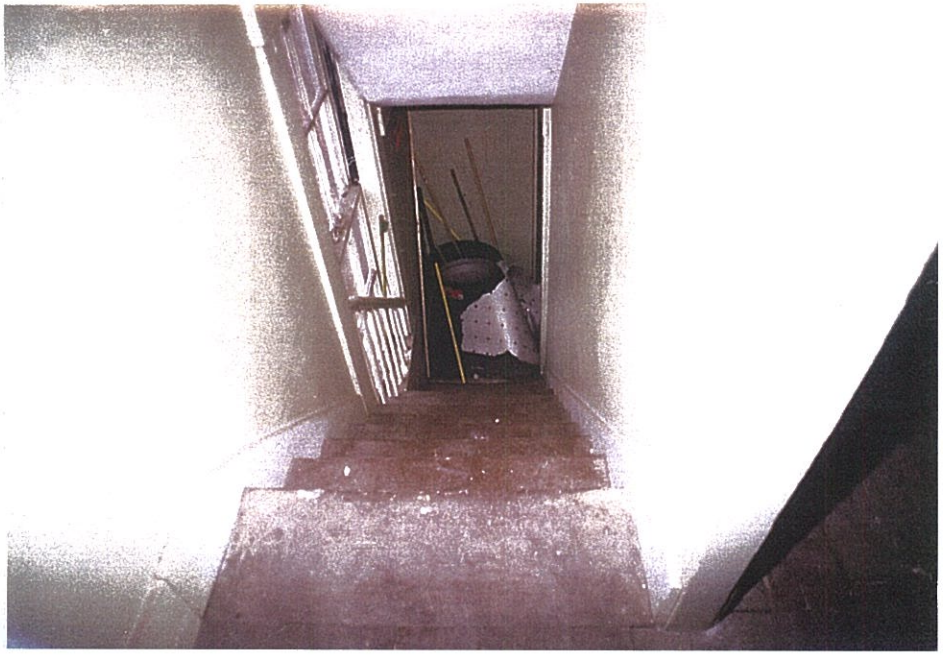

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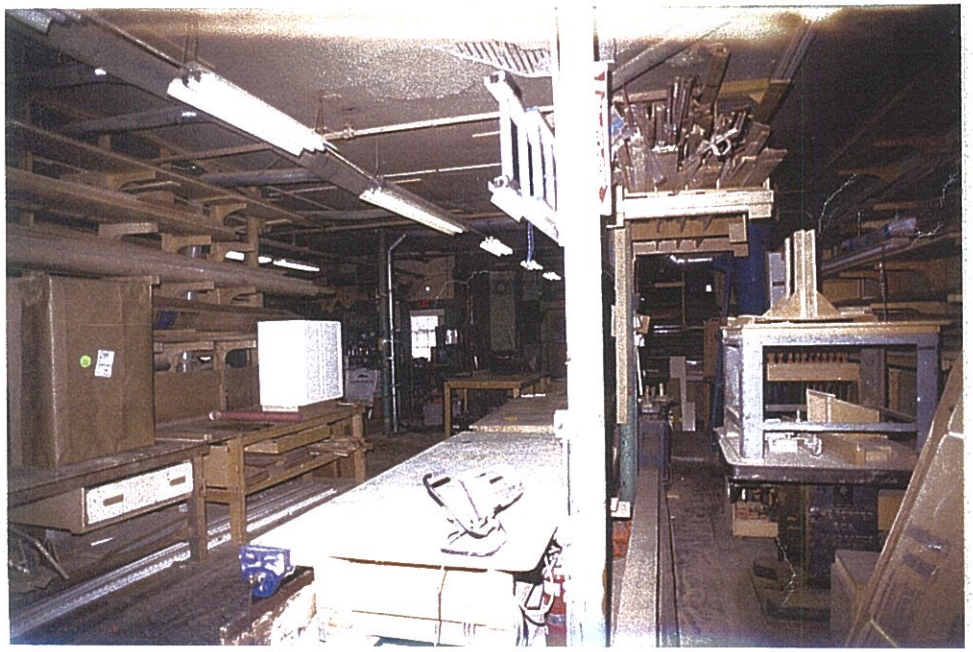

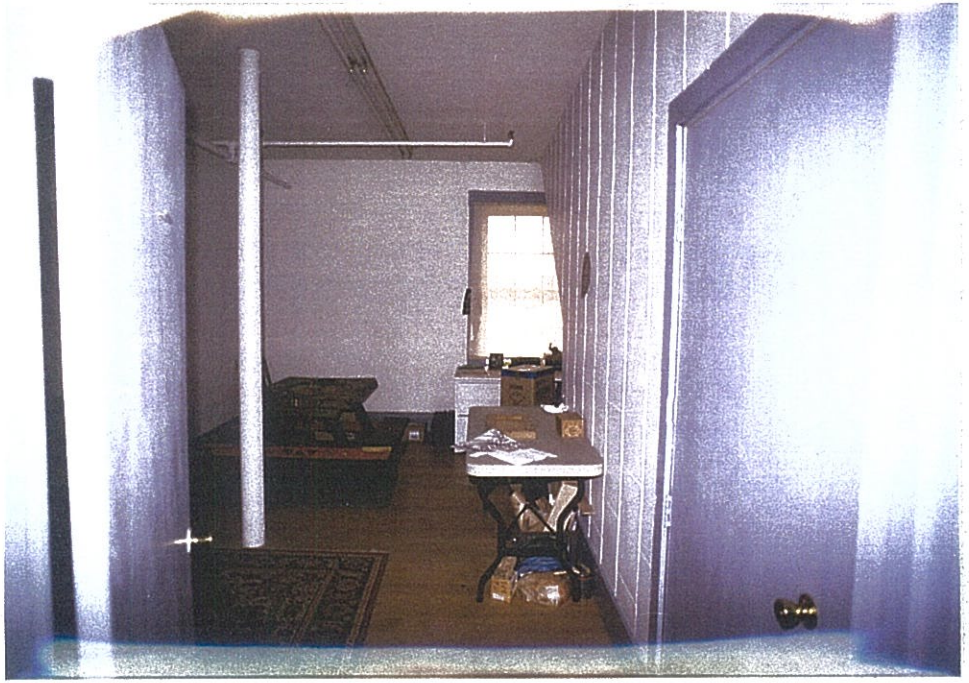

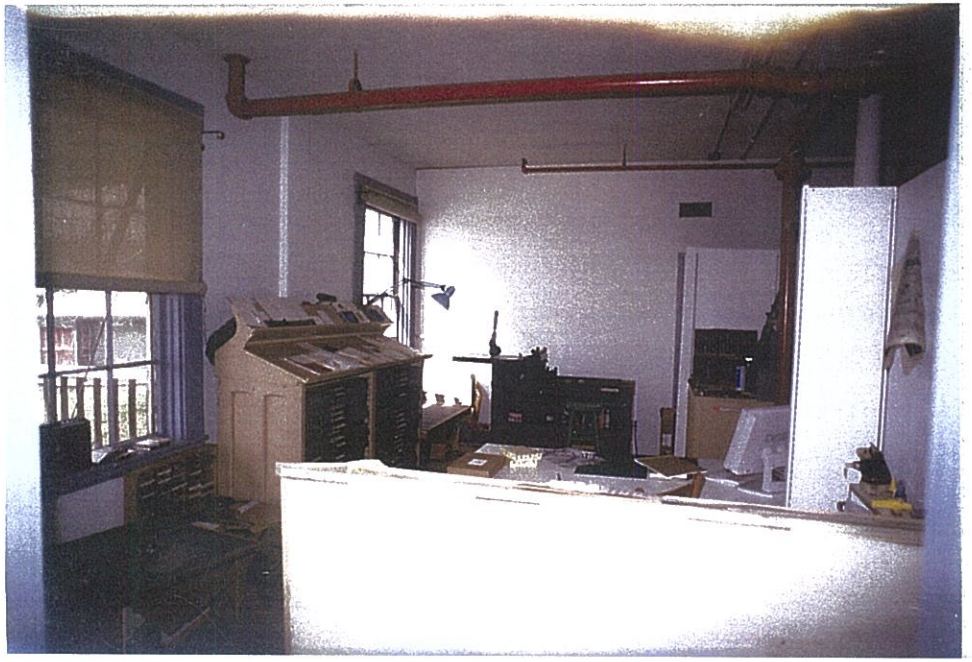

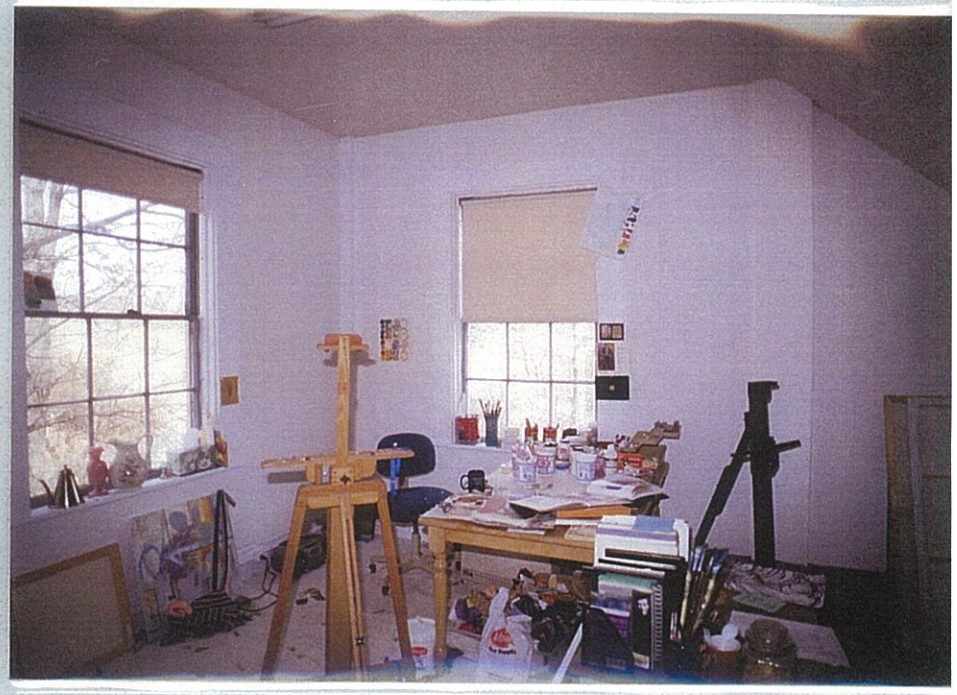


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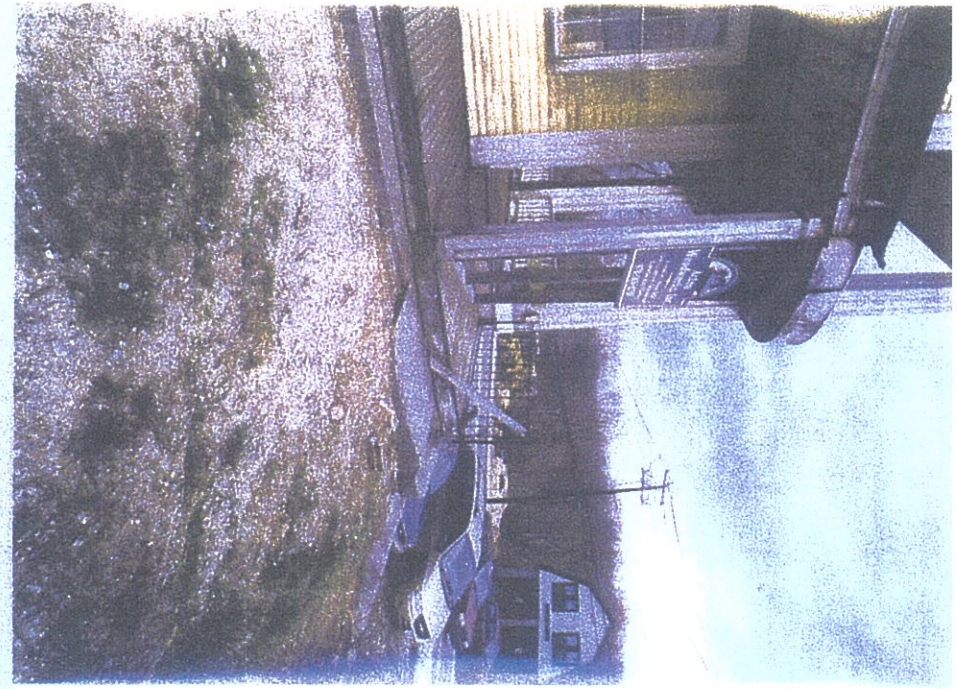

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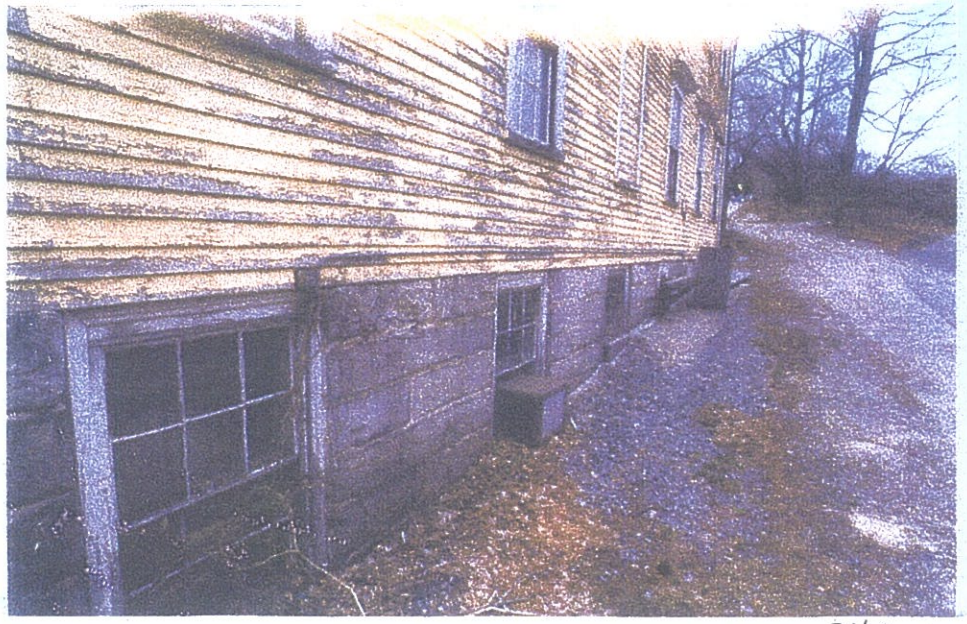

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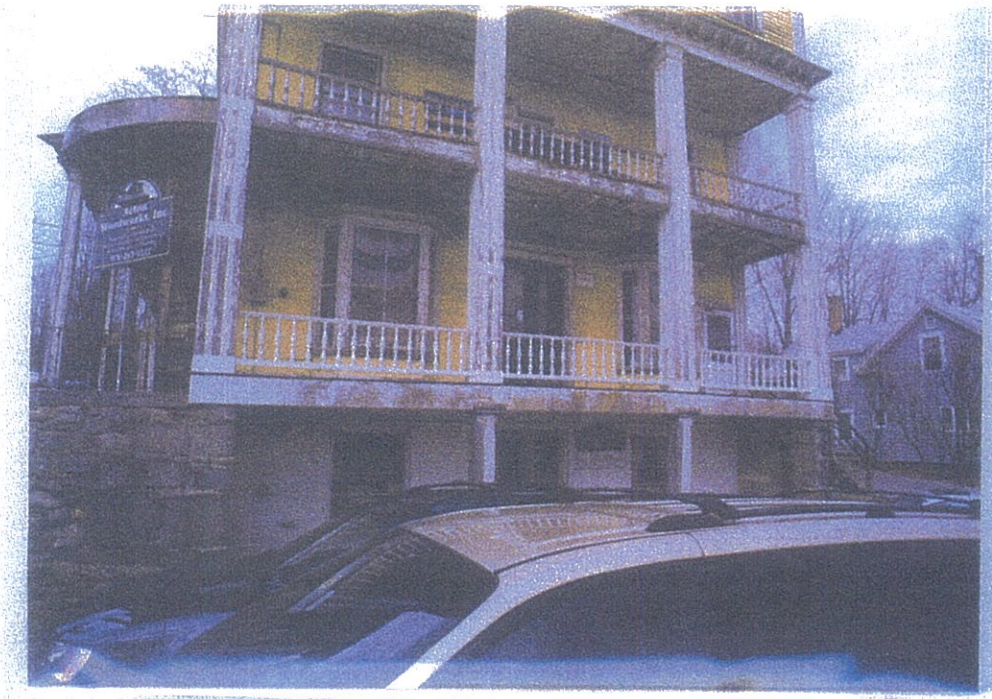

22A

21A

25A

23A

ON

10A

6

9A

7

2, 7

4. Façade (south elevation) – detail of central entry

2, 3, 5, 6, 7

2. Façade (south elevation) – detail at lower level showing replacement doors

1, 2, 5, 6, 7

3. Façade (south elevation) – detail at 1st floor showing new wood balustrade to match original

1, 2, 4, 5, 6, 7

1. Façade (south elevation)

1, 2, 5, 6a

8. West elevation – detail of added fire escape

1, 2, 4, 5, 6a, 7

6. West elevation

1, 2, 7

7. West elevation – detail of added door at north end (in former window location)

2, 7

5. Façade (south elevation) – detail of east entry

8

16. First floor – view in stairhall at center of east wall

1, 2, 7

14. Rear (north) elevation – detail of entry at 1st floor

4

15. View along east wall showing stair between basement and first floor.

1, 2, 4, 6, 7

13. Rear (north) elevation

1, 2, 3, 4

12. East elevation – detail at lower level

1, 2, 4

10. West elevation – detail of roof line showing deterioration above cornice

1, 2, 5, 4

11. East elevation

2, 5

9. West elevation – detail of south end showing granite remaining from former stair

20. View of added egress stair from third floor

18. View toward second floor landing in stairhall

19. View toward third floor in stairhall

17. First floor – view in stairhall at south end of east wall

9

24. Ground floor – view toward southwest corner

8

22. View of stair at east end of balcony

9

23. Ground floor – view along south wall showing replacement doors at entry

8

21. Detail of added egress stair from third floor showing added doors

9

28. Ground floor – view north toward boiler room

9

26. Ground floor – view toward southeast corner

9

27. Ground floor – view near center of west wall

9

25. Ground floor – view northwest showing typical finishes

10

32. First floor – view north along east side of building

9

30. Ground floor – view west in boiler room

10

31. First floor – view along south wall showing original entry doors

9

29. Ground floor – view west in rear storage area

10

36. First floor – view in office at northwest corner

10

34. First floor – view north along west wall

10

35. First floor – view in northwest corner showing remnants of historic cabinetry

10

33. First floor – view of entry at center of rear (north) wall

11

40. Second floor – view along west wall near center of building

11

38. Second floor – view toward southeast corner

11

39. Second floor – view in southwest corner showing added egress stair enclosure (right)

10

37. First floor – view in added bathroom along east wall

44. Second floor – view toward northwest corner showing added bathroom partitions

42. Second floor – view in room along west wall

43. Second floor – view toward stairhall

41. Second floor - view at center of building showing added partitions

50. Third floor – view toward northeast corner showing added door at head of stairs

51. View toward east end of balcony

49. Third floor – view in room at center of rear (north) wall