



TOWN OF BILLERICA
 COMMUNITY PRESERVATION COMMITTEE
 365 BOSTON ROAD, BILLERICA MA 01821
 Application for CPA Funding

RECEIVED

2022 FEB -7 P 2: 21

Applicant: Billerica Historical Society
 Co-Applicant (if applicable): _____
 Project Name: Clara Sexton House Barn Interior Restoration

TOWN CLERK
 BILLERICA

Project Location/Address: 36 Concord Road

Purpose: (Select all that apply)

Open Space Historic Preservation
 Community Housing Recreation

Total Project Budget: \$ 158,055 Amount of CPA Funds Requested: \$ 158,055

Amount from Other Funding Sources: \$ 5,000

Please check which of the following is included with this Application:

- 2 One Paragraph Project Summary *
- 3 Map (if applicable)
- 4 Narrative *
- X Letter of Support from a Municipal Department, Commission, or Board*

Selection Criteria and Needs Assessment

- *6 Detailed Project Budget * Architectural plans, site plans, photographs (if appropriate)
- 7 Feasibility Assessment
- Statement of Sustainability (if applicable) 6 Copy of Audit or most recent Financial
- Other Letters of Support (if any) 6 Information (Non Profit Organizations Only)*
- 9 Timeline *

* Required Documentation

The Contact Person for this Project is: Richard Hawes

All Correspondence should be mailed to: 10 Passaconaway Dr

The Contact Person can be reached by phone at: 978 430 6738

or by email at: richardhawes10@comcast.net

Signature of Applicant: *Richard Hawes*

Received
K. Pulp
 FEB 7 2021

Billerica Planning Board

2, SUMMARY

The Billerica Historical Society is requesting a grant of \$158,055 for the complete restoration of the barn interior at the Clara Sexton House located at 36 Concord Road. We are requesting this for storage and display space for its many artifacts, some of which are in dire need of protection. The required space is attached to the house in the way of a 25' x 24', 3 story barn. The exterior has been restored and painted within the last 2 years. The interior is in need of a restoration that would solve the above concerns plus add an area for historic and educational purpose. The bottom floor will be a "cold storage" area. The main floor will be a display and activity area for the public. The third floor will provide temperature controlled archival storage and a work area.

3, MAP

The map of the area is contained in the architectural plans. The lot is also on grid 61 of the tax assessors CIS map.

4, NARRATIVE

THE RESTORATION OF THE CLARA SEXTON HOUSE

The Billerica Historical Society is requesting a grant in the amount of \$158,055 for the refurbishment and restoration of the 3 floor barn interior at the Clara Sexton House, 36 Concord Road.

The restoration will allow for the safe and temperature controlled environment required for the many artifacts currently stored in areas inaccessible for public viewing . This work will also create a safe and well lighted, heated area for the public to examine the artifacts and understand the historic story of our town while maintaining the "feel" of the original Victorian barn. This restoration will allow for rotating exhibits and a demonstration area for living history and further educational opportunities.

The work will include, but not necessarily limited to:

- Building an entrance behind the sliding barn door.
- Upgrade the flooring for safety and code.
- Complete insulation of the display and storage area (main and top floors)
- Build a new stairway for access to the second floor.
- Re-wire per code.
- Add barn wood or another appropriate material to the walls to cover the insulation.
- Paint the main and top floor .
- Extend the current alarm system to the barn.
- Install a heating/cooling system.
- Add a masonry apron in front of the entryway for safety.

The Billerica Historical Society is in need of a dedicated area to allow the narrative and illustrative display of Billerica history. The barn interior restoration will allow for a large display area and temperature controlled archival space that is desperately needed to house our many artifacts. This will allow us to display artifacts in a manor that conveys a chronological town history. A place where visitors and school children may learn about the history and pride of our town in a thoughtful and concise manner. Being attached to a museum house would be a fabulous and unique way to understand this history through dual vantage points.

The barn interior will be restored to retain the original feeling of a Victorian town barn while allowing modern amenities for safety and conveniences. The exterior of the barn will not be changed in any way. Every attempt will be made to repurpose any of the old interior material that may be removed. The new entry way will be behind the existing barn door that will slide to reveal the new entryway and doors.

5, SELECTION CRITERIA and NEEDS ASSESSMENT

This project will provide historic restoration and educational opportunities for the public.

6, DETAILED PROJECT BUDGET

6a Detailed project budget

1.Barn cleanout (movers and dumpster)	\$1500
2.Major construction (see R.A. Scott) estimate previously submitted	\$111,855

3.Storage of artifacts (PODS)	\$1200
4.Light fixtures	\$2500
5.Painting (2 floors)	\$5000
6.Pavers for front entrance	\$6000
7.Contingency	\$30,000
Total	\$158,055

6b, Billerica Historical Society October 2021 Annual Treasurer's Report

BHS Accounts	9/30/2020	9/30/2021	Difference
Checking	\$2,609.89	\$2,104.95	-\$504.94
Savings (CDs)	\$17,150.57	\$17,529.82	\$379.25
S&P Equity Fund	\$120,584.48	\$156,588.10	\$36,003.62
Sexton House Repairs Fund	\$57,425.38	\$15,746.87	-\$41,678.51
Lowell 5 Savings Bank	\$87.00	\$87.00	\$0.00
Total	\$197,857.32	\$192,056.74	\$5,800.58

Annual Balance Sheet and Budget

Income	FY2021 Actual	FY2022 Budget	Difference
Dues	\$740.00	\$700.00	-\$40.00
Donations	\$5,138.09	\$4,500.00	-\$638.09
Gift Shop	\$568.51	\$500.00	-\$68.51
Fundraisers	\$832.54	\$2,000.00	\$1,167.46
Transfer from House Account	\$1,000.00	\$0.00	-\$1,000.00
Total.	\$8,279.14	\$7,700.00	-\$579.14
Expenses			
Insurance	\$2,064.00	\$2,100.00	-\$36.00
Utilities	\$3,135.89	\$3,850.00	\$714.11
Postage	\$149.58	\$250.00	\$100.42
Sexton House	\$2,480.44	\$1,000.00	-\$1,480.44
Misc Exp	\$449.23	\$500.00	\$50.77
Total	\$8,279.14	\$7,700.00	\$579.14

6c Billerica Historical Society Information

Mission:

The Billerica Historical Society collects and preserves objects and facts relating to Billerica and of general historical interest. Our headquarters is the Clara Sexton House at 36 Concord Rd. The original house was built in 1723 with the last addition and barn built about 170 years ago. We have an open house each month, starting in May, on the first Sunday. We have historical lectures throughout the year. We perform research on Billerica history. The Billerica Historical Society is a 501-c3, non-profit organization. Our Tax ID is 04-26806515.

BHS Officers and Board of Directors:

John Bartlett	President	Cathy Burns	Board of Directors
Richard Hawes	Vice-President	Alec Ingraham	Board of Directors
Ann Stadtman	Treasurer	Mary Jones	Board of Directors
Diane Douglas	Secretary	Rich Kunicki	Board of Directors
		Tom Tringale	Board of Directors

7.FEASIBILITY ASSESSMENT

Requirements are contained in the architectural drawings and associated permits from the contractor.

9, TIMELINE

We would like to begin the project during the summer of 2022. The project will take 3 months after availability of funds. Construction starting time is dependent on the availability of the contractor.

365 Boston Road
Billerica, Massachusetts 01821

Community Preservation Committee
December 19, 2021

To whom it may Concern:

The members of the Billerica Historical Commission were pleased to learn of the Billerica Historical Society's plan to repurpose the barn at the organization's headquarters on Concord Road. About twenty years ago funds received from a Welch's Community Grant were employed to replace the then century and half old structure's main support beams and repair the back wall, both of which had deteriorated. The work was accomplished in a manner that preserved much of the barn's original features.

Since that time the barn has not been utilized effectively for display space. Additional interior work is necessary and the organization does not have sufficient money to carry out such an ambitious project in the unheated barn. At a minimum the flooring needs to be leveled, the walls insulated, the electrical system upgraded and a HVAC system installed. The first floor of the barn is already handicapped accessible but additional work is required to make the space ADA compliant. All are expensive projects.

Over the past century and a quarter, the Society has amassed a sizeable collection of Billerica memorabilia; a collection that exceeds the current available display space at the Clara Sexton house. The library affords some additional capacity for exhibits, but this location is still insufficient. The proposal to use the 600 square feet of underutilized space in the barn is a viable concept.

The area would allow the type of display that would not be available in the confines of the house, where each room is tastefully decorated and furnished with consideration of a specific era in the Town's history. Although there are several ideas as how the first-floor of barn should be used, one suggestion is to include within the confines of the area a continuum of the Town's history from the Native American tribes to the founding of the Town and to other subsequent periods in the municipality's development through to the present. If funded, this will be a wonderful opportunity to educate both young and old as to Billerica's rich history.

As an extra benefit, the second floor and the basement of the barn will allow for the use of an added 1200 square feet. This area will be kept exclusively for storage and will make it easier to organize, assemble, store, and rotate displays so they will not become stale. The current state of the barn makes this extremely difficult.

The newest member of the Commission, Michele DeParasis wrote aptly in support of this project: "Not every historic barn can be saved from encroaching development, or easily brought back into productive use. Yet this is one structure that could be repaired and rehabilitated for an educational purpose as well as the new function of preserving Billerica's Historical Society's collection without destroying the very qualities that make it worth saving."

In the opinion of the Commission members, the receipt of CPA funds will permit the Society to preserve, reuse and, at the same time, maintain the historic character of the structure. Hence, the Billerica Historical Commission asks that the CPC give the Society's "barn project" careful consideration.

Sincerely,



Alec Ingraham
Chair BHC

Disclaimer: At the December 13th meeting of the Billerica Historical Commission, it was unanimously voted to support the "barn project." Despite the fact that I am a member of the BHS Board of Directors, it was, furthermore, unanimously voted

HISTORIC PRESERVATION CONSIDERATIONS

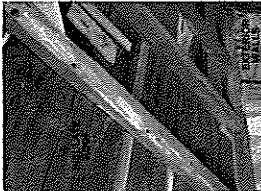
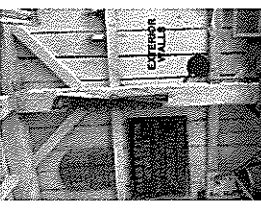
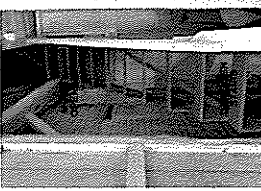
1. THE EXISTING RESIDENCE AND BARN EXTERIOR TO REMAIN UNCHANGED. THE SCOPE OF WORK ONLY EFFECTS THE INTERIOR OF THE BARN.
2. THE EXISTING ATTACHMENT OF THE BARN IS DEGRADED AND DOES NOT MEET CURRENT CODE REQUIREMENTS IN ALL AREAS. ADDITIONAL UPGRADES TO THE STRUCTURE SHALL BE DETERMINED BY A LICENSED STRUCTURAL ENGINEER.
3. THE RENOVATION/UPGRADE OF THE BARN IS CONSISTENT WITH THE ARCHITECTURAL ELEMENTS OF THE ORIGINAL STRUCTURE AND THE EXISTING RESIDENCE.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING WALLS AND PARTS TO REMAIN OR REBUILT DURING DEMOLITION. DAMAGE TO THESE AND OTHER FINISH MATERIALS DURING DEMOLITION SHALL BE REPAIRED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE CONFORMANCE WITH THE CONFORMANCE WITH MASSACHUSETTS, MIDDESEX COUNTY, AND THE TOWN OF MILLIS/LEA REQUIREMENTS FOR AIR QUALITY AND POLLUTION PREVENTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION ACTIVITIES REQUIRED BY THESE AGENCIES PRIOR TO STARTING WORK.
3. ALL WASTE MATERIALS GENERATED FROM THE DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND PROPERLY DISPOSED OF OFF SITE.
4. THE CONTRACTOR SHALL CONTACT "BLUE STAKE" AND LOCATE ALL UTILITIES PRIOR TO ANY SUBSURFACE, DEMOLITION, OR RELOCATION WORK IS INITIATED OR EXECUTED.
5. DEMOLITION EXISTING FLOOR/CEILING DECK ONLY AS NECESSARY TO ALLOW FOR THE INSTALLATION OF NEW STAIRS.

DEMOLITION KEYED NOTES:

1. REMOVE EXISTING, NON-CODE COMPLIANT STAIRS TO LOFT AND ALL ASSOCIATED CEILING AND STRUCTURE.
2. REMOVE WALL PARTITION.
3. DEMOLISH EXISTING CELLAR/FLOOR DECK BETWEEN BARN AND LOFT AS REQUIRED FOR THE CONSTRUCTION OF THE NEW STAIRS.
4. DETRO EXISTING ENTRANCE GRADE, PREPARE FOR NEW ACCESSIBLE RAMP TO NEW ENTRANCE DOORS.
5. DEMORELOCATE COLUMN (GRID LINE "C") 2'-0" IN THE DIRECTION PROJECT NORTH. STRUCTURAL SUPPORT UNTIL NEW CONDITION FOR COLUMN "C" IS COMPLETE.



DEMO EXISTING STAIRS AND MODIFY LOFT FLOOR OPENING

FURRING AND INSULATION AT ALL EXTERIOR WALLS, FINISH TO VISUAL MATCH

FULLY INSULATE BARN ROOF (R30)

GENERAL NOTES:

1. THE TERM "CONTRACTOR" REFERS TO THE DESIGN/BUILD CONTRACTOR RESPONSIBLE FOR THE COMPLETE EXECUTION OF THE PROJECT TO INCLUDE ALL REQUIREMENTS OF THE DESIGNER OF RECORD, WHETHER ALL CODES, CALCULATIONS, PERMITS, COORDINATE ALL INSPECTIONS, SHOP DRAWINGS, AS-BUILT DRAWINGS, WARRANTY CERTIFICATES, AND ALL OTHER PROJECT CLOSEOUT DOCUMENTATION.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND EXISTING CONDITIONS REQUIRED TO COMPLETE THE CONTRACT.
3. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS SHOWN ON THE DRAWINGS FOR SCOPE ITEMS NOT SPECIFICALLY EXCLUDED FROM THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE CONSTRUCTION CONTRACT.
4. THE CONTRACTOR SHALL PROVIDE FOR OWNER APPROVAL A REVISED MECHANICAL PLAN INCLUDING ALL NEW AND/OR RELOCATED PLUMBING, HVAC EQUIPMENT, DUCTWORK, FANS, GRILLERS, ETC. IN ACCORDANCE WITH IBC AND MECHANICAL CODES.
5. THE CONTRACTOR SHALL PROVIDE FOR OWNER APPROVAL A REVISED ELECTRICAL POWER AND LIGHTING PLAN INCLUDING ALL NEW AND/OR RELOCATED ELECTRICAL PANELS, SWITCHES, OUTLETS, LIGHTING FIXTURES, ETC. IN ACCORDANCE WITH IBC AND ELECTRICAL CODES.
6. WHERE NOTED AND POSSIBLE, CONSTRUCTION SHALL COMPLY WITH INCLUSIVE MORE DESIGN PRINCIPLES AND ADAPTATIONS.

CONSTRUCTION KEYED NOTES:

1. RELOCATE COLUMN AT COLUMN LINE "D" IN THE DIRECTION OF PROJECT NORTH FOR NEW STAIRS CONDITION.
2. PROVIDE NEW "OPEN" STAIRS, RAILINGS, AND HANDRAILS FOR ACCESS TO LOFT (ROOF RISE) FINISHES TO BE APPROVED BY OWNER.
3. PROVIDE NEW ACCESSIBLE RAMP (CONCRETE/PAV) FOR ENTRANCE.
4. PROVIDE ALL REQUIRED DOOR ACCESSORIES FOR RILLY COMPLIANT AIRSPRING ACCESSIBLE ENTRY DOOR (AS/ADA).
5. EXISTING BARN DOOR TO REMAIN RILLY FUNCTIONAL/OPERATIONAL.
6. PROVIDE NEW PARTITION WALLS FOR INCORPORATION OF NEW ACCESSIBLE ENTRANCE DOOR AND FULL OPERATION OF THE EXISTING SLIDING BARN DOOR.

CONSTRUCTION KEYED NOTES:

1. PROVIDE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE AND ENTRANCE TO THE BARN THAT ORIGINATE FROM THE DRIVEWAY, PUBLIC STREET, OR SIDEWALK. THE SLOPE OF THIS ROUTE SHALL NOT EXCEED 1:12. THE ROUTE SHALL BE A MINIMUM 36" WIDE AND SHALL BE CONSTRUCTED WITH A MINIMUM 1/4" RISE PER 1" RUN (1:24) SLOPE. THE ROUTE SHALL BE CONSTRUCTED WITH A MINIMUM 1/4" RISE PER 1" RUN (1:24) SLOPE. THE ROUTE SHALL BE CONSTRUCTED WITH A MINIMUM 1/4" RISE PER 1" RUN (1:24) SLOPE. THE ROUTE SHALL BE CONSTRUCTED WITH A MINIMUM 1/4" RISE PER 1" RUN (1:24) SLOPE.
2. CLEARANCES SHALL BE PROVIDED TO ALL ROOF TRUSSES AND RAFTERS THAT ARE IN CONTACT WITH THE FINISHED FLOOR. CLEARANCES SHALL BE PROVIDED TO ALL ROOF TRUSSES AND RAFTERS THAT ARE IN CONTACT WITH THE FINISHED FLOOR. CLEARANCES SHALL BE PROVIDED TO ALL ROOF TRUSSES AND RAFTERS THAT ARE IN CONTACT WITH THE FINISHED FLOOR.
3. ALL EXISTING WINDOWS TO REMAIN (TYPICAL) SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
4. PROVIDE WOOD BUNDLING WITH 1" RIGID INSULATION AND FINISHED WOOD SIDING IN THE SAME SIZE, COLOR, CONFIGURATION, AND ORIENTATION OF THE EXISTING INTERIOR SIDING (TYPICAL ALL EXTERIOR WALLS).
5. PATCH, SKILL, AND MODIFY FLOOR DECK OPENING AT EXISTING BARN AND LOFT.
6. PATCHES AS REQUIRED FOR EXISTING BARN AND LOFT FLOOR AS REQUIRED FOR NEW CONSTRUCTION.
7. INSULATE TO A MINIMUM OF R30 THE ENTIRE BARN ROOF (ABOVE THE LOFT) FROM UNDER.

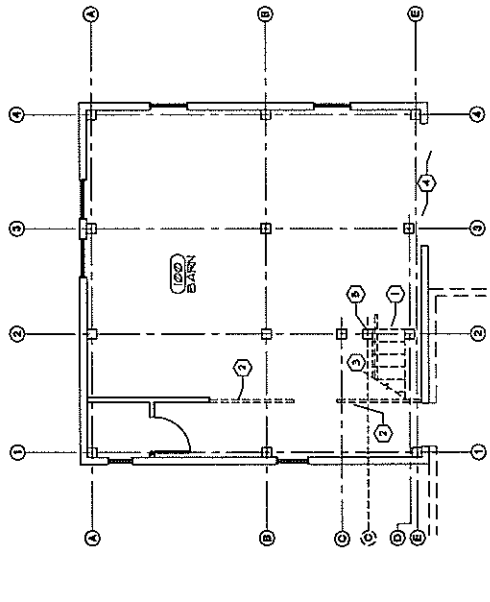


NO.	REVISION	DATE	BY	CHKD.

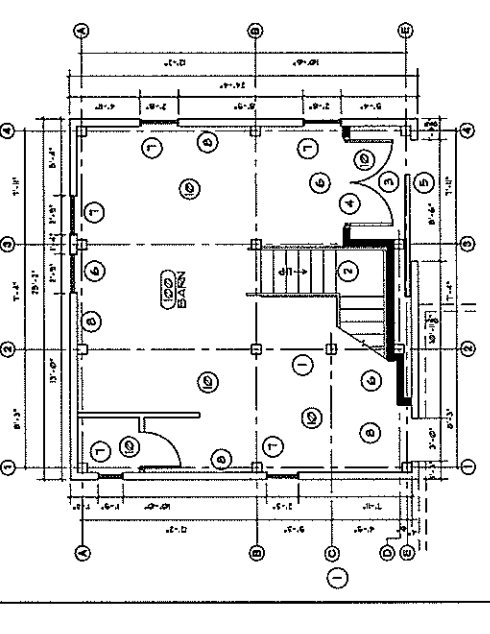
CONCEPT DESIGN ONLY
FOR REVIEW AND COORDINATION OF APPROVAL AND SHIP
NOT FOR CONSTRUCTION

JS ARCHITECTURE
125 STATE STREET, 3RD FLOOR
BOSTON, MA 02109
TEL: 617.552.1234
WWW.JSARCHITECTURE.COM

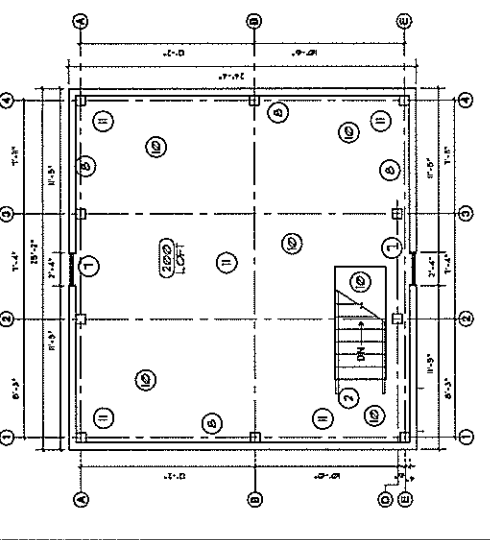
DEMONSTRATION NOTES
PROJECT NUMBER: USA 21-0001
SHEET NUMBER: A-1
SHEET 2 OF 2



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



BARN FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"