

Community Preservation Act Project Proposal Application Form

Please submit proposals to: Town of Easton Community Preservation Committee, 136 Elm St., Easton, MA 02356

General Information and Instructions The following excerpt from the Community Preservation Act (CPA) describes the types of projects that are eligible for CPA funding.

"The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in this section. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites."

For funding, the CPA requires that a project receive the recommendation of the Community Preservation Committee (CPC). All projects must then receive the approval of Town Meeting. The CPC review process will include a review of the project description; project plan; current ownership and existing restrictions; value of property involved; project costs; proposed ownership/restrictions after project completion. If eligible for funding, the merits of a project are considered in relation to the merits and potential costs of other CPA projects and the timing and availability of CPA funds. Please see attached *Project Selection Criteria* and CPA definitions for more information and visit the CPC's webpage: www.easton.ma.us.

Please answer each of the following questions. Use additional sheets as necessary.

A. Project Description/Eligibility for CPA funding

1. Please describe your project and include, if applicable: (a) street address of project; (b) assessor's map and lot number(s); (c) current ownership; (d) existing use or deed restrictions; (e) proposed ownership after project completion; (f) proposed use or deed restrictions after project completion (including proposed conservation, open space, recreation, historic and affordability restrictions).

(a) 3 Barrows Street extension
(b) map 154, lot number 9
(c) Oaker Amer Memorial Hall Association, Inc (501(c)(3) corporation)
(d) Massachusetts Historical Commission deed restriction
EASTON CPA deed restriction in progress
(e) same as (c)
(f) same as before

2. Using the information in this packet as a guide, does the project serve one or more "community preservation" purpose? (open space, historic resources, recreation, community housing)?

Yes No If yes, state all CPA purposes served by your project. (If no, project is not eligible for funding.)

Historic Resources

B. Considerations for funding an eligible project.

1. Does the project serve a need or goal set forth in the Town of Easton Open Space and Recreation Plan or another planning document related to a community preservation purpose? Yes No If yes, please explain.

- 2a. Would CPA funds be used to leverage or supplement other funding for this project? (i.e. self-help grants/ matching grants) Yes No If yes, please explain.

- 2b. What is the total project cost? \$ 279,000
- 2c. Please state all sources of funding for the total project costs and the date(s) that such funds are scheduled to be paid.
Community Preservation Act funding, summer 2011
3. State the amount of funds you are seeking from the Community Preservation Fund and when you request that such funds be available for your project. \$ 279,000 Date: Summer 2011
4. Is this project recommended by a relevant town committee (Conservation Commission, Recreation Commission, Historical Commission, Easton Housing Authority, Easton Housing Partnership)?
Yes No If yes, please explain.
Historical Commission
5. Does the project include public access? Yes No Not applicable Please explain.
6. If the project relates to a particular parcel of land, what are the zoning and present use of the property and the potential use(s) of the property if project is not funded?
N/A
7. Are there any special issues related to project timing? Is a property "at risk" of development or otherwise threatened? Is a right of first refusal about to expire? Are there other timing issues related to the project?
The Hall is at risk due the deterioration of the 1891 mortar.
8. If this project relates to a particular parcel of land, is this a land acquisition project or a development project of land "already owned"? Please explain.
N/A
9. If this is a community housing project, does the project involve the "reuse of existing buildings or construction of new buildings on previously developed sites"? Yes No Please explain:
10. If you have any other information you wish to add, please provide same on additional sheets. You are encouraged to submit any information you have that you feel is relevant, including site or project plans or appraisals or project cost estimates which can further explain your project.

I hereby certify under the penalties of perjury that the above information is true and correct to the best of my knowledge.

Signature: [Signature] Name of Project Proponent: Fred Ames
 Address: 35 Oliver St. North Easton, MA 02356
 Telephone #s: (978) 902-0084 Email address: fredrick.ames@verizon.net Date: January 14, 2011

Note: Before final approval, the project proponent will be required to verify that the information in this submittal is true and correct. Supplemental/supporting documentation, such as attested copies of recorded deeds or restrictions or corporate papers, may also be required. If you have any questions or need assistance, please contact the Easton Community Preservation Committee at the above address. Thank you for your submission.



FOLAN WATERPROOFING & CONSTRUCTION CO., INC.

INDUSTRIAL WATERPROOFING CONTRACTORS

Tel. 508-238-6550
Fax 508-238-9425
e-mail: folanh2o@aol.com



795 Washington Street
So. Easton, MA 02375
Website: www.folanwaterproofing.com

January 11, 2011

Oak Ames Memorial Hall
3 Barrows Street
North Easton, MA 02356'

Dear Mr. Ames,

We have reviewed the exterior stone and masonry conditions of the Ames Memorial Hall. The building is solid bearing masonry construction built with granite, brownstone belts, trim, capstone and brick masonry. Our findings are as follows:

FRONT ELEVATION



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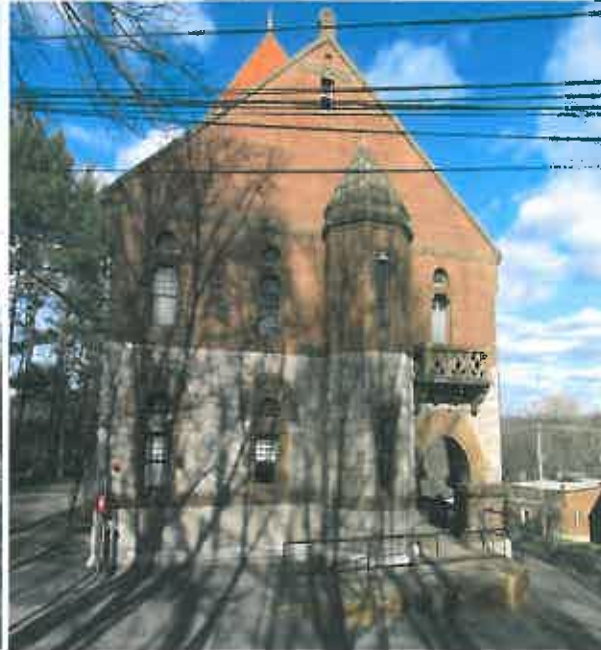


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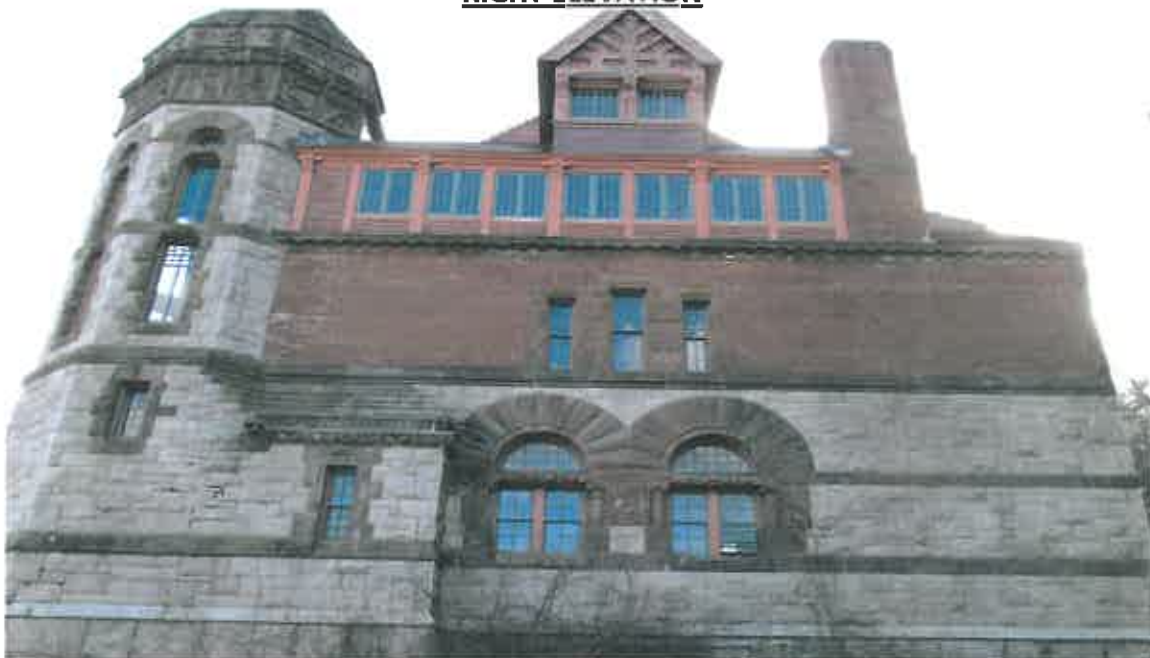
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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- The brownstone, granite and brick masonry joints are deteriorated washed out and open. They require 100% cutting out joints then repointing 100%.
- The brownstone have selective areas that have major deterioration, some will require patching and others complete replacement.
- There are selective areas of brick that will require tooting out, then new brick installed. The chimney has a vertical fracture that will require rebuilding.
- The sealants at the perimeter of all the windows and openings are defective and require to be cut out prepare the substrate then install new sealant.
- At the stone and masonry have a built up of carbon which is to be power washed and cleaned.

DETERIORATED MORTAR JOINTS



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FRACTURE CRACK IN CHIMNEY

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Website: www.folanwaterproofing.com



DEFECTIVE SEALANT AROUND WINDOWS



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OPEN MORTAR JOINTS IN GRANITE

Website: www.folanwaterproofing.com



DETERIOTATED BROWNSTONE



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folanwaterproofing.com

MISSING GRANITE STONE CORNER & MOSS GROWING OUT OF MORTAR JOINT



The repairs are as follows:

1. **PERMITS** - Furnish all necessary permits as required by Town of Easton Inspectional Services.
2. **ACCESS** - Furnish erect and maintain all necessary staging and protection per Local, State and Federal OSHA requirements. We also have Self Propelled Ariel Man-lifts that may be used as an alternative to staging or used in conjunction with the scaffolding. Canopy protection over the doorway and at public sidewalks to be provided.
3. **RESTORATION CLEANING**- High Pressure Cleaning-using Sure Clean Heavy Duty Restoration cleaner and a high-pressure washer clean all brick masonry and concrete surfaces to remove all built up carbon stains. Special care is to be used to protect all non-masonry surfaces. Some areas may require the use of Poltice cleaner. Test samples to be installed and approved prior to commencing work.
4. **100% RE-POINTING ALL ELEVATIONS** - all mortar joints are to be cut 100% out a minimum of ½" or to sound substrate then cleaned out, back pack as required then repointed using type N mortar. The color and texture and tooling to match original as close as possible.
5. **100% STONE JOINTS GRANITE & BROWNSTONE REPOINTING** - Cut out all stone joints 100%, a minimum of 1" deep or to a sound substrate. Clean the joints, then backpack and repoint with new mortar with color, texture and tooling to match original.

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6. **SPALLED BRICK**-at spalled brick and displaced areas cut out using selective demolition. Tooothing out the brick course to receive new brick masonry, to be rebuilt using new brick and type N mortar. The color texture and tooling to match existing as close as possible.
7. **MASONRY FRACTURES & BULDGES @ THE CHIMNEY** - at masonry fractures, bulges, and displaced areas cut out using selective demolition. Tooothing out the brick course to receive new brick masonry, to be rebuilt using new brick and type N mortar. The color texture and tooling to match existing as close as possible. After all work is cured, the new work is to be washed down using Sure Klean 600 detergent.
8. **NATURAL STONE PATCHING** - at deteriorated and spalled brownstone square cut the parameter of the repair a min of 1/2" deep, cut out all defective Limestone to sound substrate. After all cleaning and preparation is complete form as required then patch using Jahn by Cathedral Stone Products.
9. **SEALANT REPLACEMENT** - At the perimeter of all openings the existing sealant is deteriorated and defective, remove all existing sealant and prepare the substrate. Install new closed cell backer rod and then seal using Tremco Dymeric a three part epoxized polyurethane sealant.
10. **GRANITE STONES**- Replace 4 granite stones that have fallen off the building with existing granite. If existing granite cannot be located install new Dutchmen to match original.
11. **FINAL WASH DOWN** - After all masonry repairs are complete, they are to be washed down using Sure Klean 600 Detergent to remove all excess mortar stains.
12. **CLEAR WATER-REPELLANT** - After all repairs are complete and cured apply a flood application of Sure Klean Weather Seal Siloxane PD, a clear deep penetrating water-repellent that protects and adds longevity to the service life of the structure.

✓ Front Total Price.....\$ 279,000.00 ✓
 Left Total Price.....\$ 111,000.00
 Right Total Price.....\$ 183,000.00
 Rear Total Price.....\$ 192,000.00

Thank you for the opportunity to submit the following proposal. Any further inquiries please contact my office.

Sincerely,

Noreen Folan

Vice President

NF/af

Ames Memorial Hall Masonry





