

January 9, 2006

Community Preservation Committee  
C/o John Koenig

Please find enclosed a copy of our master plan for the next five years, as well as funding requests for fiscal year 2007.

We are requesting funds for four projects, which have been reviewed and recalculated by the Capital Planning Committee. The Fire Dept, Building Dept and Town Insurance Company mandated two of the projects in 2003. Another (bathroom renovation) deals with rotting floorboards that are contributing to leakage into the public areas of the House.

The fourth project is exterior painting of the House. This has been on the critical list for several years now, having last been done in early 1996. This is the single most important feature in the 'rentability' of the House, as well as its preservation.

The fifth project (withdrawn pending recommendations of Town's building consultant) deals with needed repairs to posts, railings, columns etc. The guesstimate for this is \$150,000 spread over 3-5 years. Exterior painting to be coordinated with this project.

Please feel free to be in touch with any questions.

Richard

- Purpose:  Affordable Housing  
 Historic Preservation  
 Conservation/Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
 Community Preservation Committee  
 Project Submission Sheet**

*Requests received by November 14, 2005 will be considered for recommendation at the March 2006 Town Meeting.*

Project Name: Apartment Bathrooms

Submitted by: Richard Silver Submission Date: 01/09/06

Address, Phone, E-mail: 17 Weston Rd  
Lincoln, MA 01773 RSilver999@aol.com  
(781) 259-9757

Town Committee or Organization (if applicable): Pierce House Committee

**Brief description of the project:**

Wooden floor boards need to be replaced due to rotting. Replace fixtures.  
 Repair and adjust alternate facilities on 3rd floor for temporary usage during apartment renovation.

**Time frame for completion of the project:**

Winter 2006-2007

**How does this project help preserve Lincoln's character or further its mission?**

**What are your funding requirements?**

Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources (and \$ amount)	CPC Funds Requested
2006					
2007	\$12,000		\$12,000		\$12,000
2008					
Total					

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

For CPC Use:  
 Received on:  / /

Received by: \_\_\_\_\_

Determination: \_\_\_\_\_  
 Reviewed on:  / /

- Purpose:  Affordable Housing  
 Historic Preservation  
 Conservation/Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
 Community Preservation Committee  
 Project Submission Sheet**

*Requests received by November 14, 2005 will be considered for recommendation at the March 2006 Town Meeting.*

Project Name: Exterior Painting

Submitted by: Richard Silver Submission Date: 01/09/06

Address, Phone, E-mail: 17 Weston Rd  
Lincoln, MA 01773 RSilver999@aol.com  
(781) 259-9757

Town Committee or Organization (if applicable): Pierce House Committee

**Brief description of the project:** *In conjunction with recommendation of Capital Planning Committee, we are requesting \$10,000 to 'touch up' the exterior of the House. While the House was last painted March 1996 and is in desperate need of a complete job, (@ cost of \$50,000 est) we feel this project needs to be coordinated with the repairs needed to numerous posts, railings, columns etc. Presumably, this will be clarified with the help of town's building consultant.*

**Time frame for completion of the project:** July, August 2006, as schedule permits

**How does this project help preserve Lincoln's character or further its mission?**

**What are your funding requirements?**

Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources (and \$ amount)	CPC Funds Requested
2006					
2007	\$10,000		\$10,000		\$10,000
2008					
Total					

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

For CPC Use:  
 Received on:  / /

Received by: \_\_\_\_\_

Determination: \_\_\_\_\_  
 Reviewed on:  / /

- Purpose:  Affordable Housing  
 Historic Preservation  
 Conservation/Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
 Community Preservation Committee  
 Project Submission Sheet**

*Requests received by November 14, 2005 will be considered for recommendation at the March 2006 Town Meeting.*

Project Name: Basement Replastering

Submitted by: Richard Silver Submission Date: 01/09/06

Address, Phone, E-mail: 17 Weston Rd RSilver999@aol.com  
Lincoln, MA 01773

Town Committee or Organization (if applicable): (781) 259-9757 Pierce House Committee

Brief description of the project: *As mandated by Fire Dept, Building Dept, and Town Insurance Company (2003). While mandate included entire basement, we are requesting, at this time, funds to allow replastering only above the furnace.*

Time frame for completion of the project:  
Fall/Winter 2006-07

How does this project help preserve Lincoln's character or further its mission?

What are your funding requirements?

Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources (and \$ amount)	CPC Funds Requested
2006					
2007	\$4,000		\$4,000	None	\$4,000
2008					
Total					

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

For CPC Use: Received on:  / / Received by: \_\_\_\_\_ Determination: \_\_\_\_\_ Reviewed on:  / /

- Purpose:  Affordable Housing  
 Historic Preservation  
 Conservation/Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
 Community Preservation Committee  
 Project Submission Sheet**

*Requests received by November 14, 2005 will be considered for recommendation at the March 2006 Town Meeting.*

Project Name: Door(s) Reversal

Submitted by: Pierce House Submission Date: 01/09/06

Address, Phone, E-mail: Richard Silvers  
17 Weston Rd RSilvers999@aol.com  
Lincoln, MA 01773  
(781) 259-9757

Town Committee or Organization (if applicable): Pierce House Committee

Brief description of the project: As mandated by Fire Dept, Building Dept, & Town Insurance Company (2003).  
 ① Main Front and Rear Doors to open out. (will require 2 new doors)  
 ② Installation of emergency lighting and exit signs

Time frame for completion of the project: ③ Repair of fire alarm panel

Work to be completed Winter 2006-2007

How does this project help preserve Lincoln's character or further its mission?

**What are your funding requirements?**

Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources (and \$ amount)	CPC Funds Requested
2006					
2007	<u>\$12,000-\$15,000</u>		<u>\$12,000-\$15,000</u>	<u>None</u>	<u>\$15,000</u>
2008					
Total					

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

For CPC Use: Received on:  / / Received by: \_\_\_\_\_ Determination: \_\_\_\_\_ Reviewed on:  / /

The following list reflects needs and desires, real and potential for the next five years, as identified by the Pierce House staff and contractor. The Pierce House Committee has not had the opportunity to discuss this list nor determine priorities. Some items will require discussion with/approval of other Town Committees.

## **Immediate**

**Exterior Painting** – Estimated cost \$45-50K. This was last done March 1996 and there is considerable peeling. In addition to preserving the building, this is the single most important factor/first impression in renting the House. Bookings doubled after the last complete painting

## **Columns, Posts, Down roofs, Railings, Dry wells, Chimneys:**

This list includes all 'structural' work on the building. It is assumed that this would be a 3-5 year project at a total cost in the \$100-150K range. A more precise listing is being prepared as well as pictures and perhaps a home movie. Naturally Richard's famous homemade popcorn will be served.

In some respects it would be more economical to do much of this work prior to painting, but that may not be possible.

## **Main Doors and Emergency Lighting**

Both the Fire Department and the Town's insurance company have requested that the 2 main doors be reversed to open out for public safety reasons, as well as installing emergency lighting. As old as the doors are, they will need to be replaced at an estimated cost of \$2500-3000 each, not including labor. We estimate the total project to be in the \$10-12K range

## **Apartment Bathroom**

Rotting floorboards and leaky walls has created a leakage problem downstairs. The bathroom needs to be completely redone at an estimated cost of \$10K. Providing alternate facilities, while repairs are happening, will cost an additional \$2500.

## **Basement Replastering**

The fire dept several years ago requested that basement ceiling be replastered. To cover the area directly above furnace will be a \$3-4K project; the entire ceiling would be in the \$12K area.

## **Would be real nice list**

### **Windows**

Repairing and/or replacing windows would greatly aid in reducing energy costs. Repairing estimates are in the \$35K range for time and materials. Replacement windows would be in the \$70K range. This project would be spread over several years.

### **Air Conditioning**

Estimates for the first floor only, utilizing the old heating ducts, is in the \$15K range.

### **Kitchen**

The equipment (refrigerator, stove) is on its last legs. Finding companies to service this equipment and/or replacement parts are becoming increasingly difficult to find. Replacement equipment along with new needed items (an ice machine and dishwasher) would be in the \$12K. Renovating the kitchen (new counters, sinks, floor etc.) to accommodate the equipment is estimated at \$20-25K

### **Interior Lighting**

As far as we can tell, the lighting has been in place for 80+ years. It is inadequate, unappealing and doesn't meet the needs of most groups. \$20-25K should allow for lighting appropriate for most occasions. This would be first floor only.

## **Needs further discussion**

### **Ponds**

The pond area directly behind the House has completely dried out and has become overgrown with unwanted/unplanned vegetation. Suggestions include 1) restoring to original state, involving dredging and disruption to event schedules and 2) filling the area in and perhaps being the site of a 'permanent tent'. Obviously many town groups and individuals will have plenty to say about this.

### **Permanent Tent, New Building, extension of current building, extension of current terrace.**

These are some of the suggestions intended to improve the facilities offered for special events. Estimates for a town-owned tent will be forthcoming (think 40-50K). All other possibilities still need to be discussed by Pierce House Committee and interested town groups and individuals.

### **Currently ok but**

#### **Furnace**

Working wonderfully at present time, this unit is almost 30 years old.

#### **Interior Painting**

The Pierce House has absorbed the cost of touchup interior painting on a yearly basis. Usually this does not exceed \$2K/year, and it is anticipated that the House will be able to continue to do this.