

PROJECT DESCRIPTION: Please answer the following questions. Applications will be returned as incomplete if all relevant requested information is not provided. Include additional pages of supporting materials and exhibits if necessary.

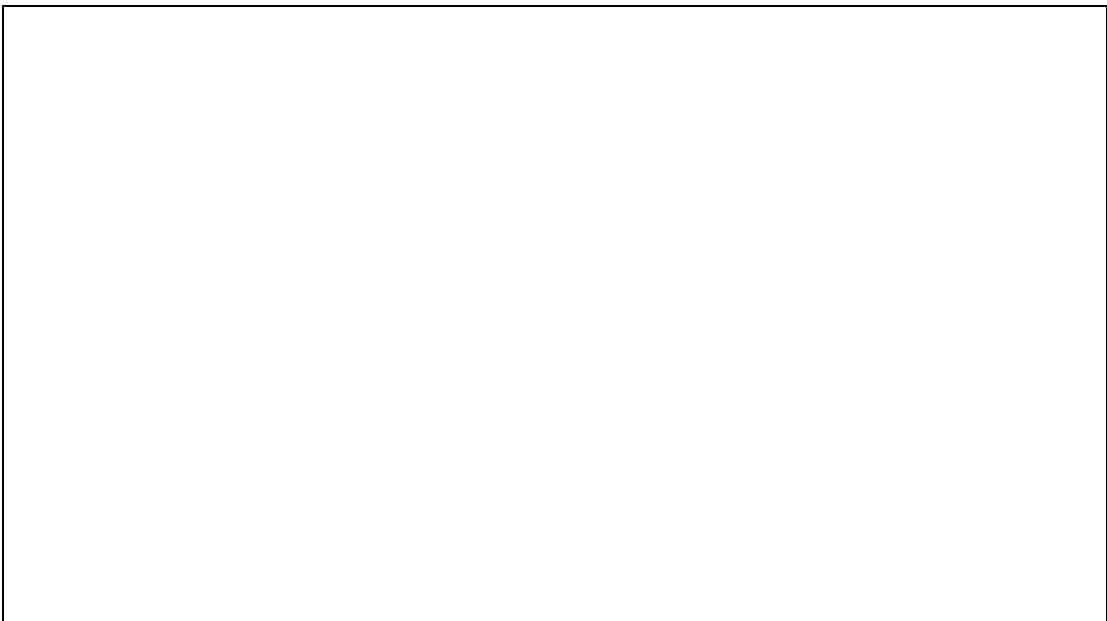
- 1. **GOALS:** What are the goals of the proposed project? Who will benefit and why? How will success be measured?

- 2. **ELIGIBILITY FOR CPA FUNDS:** From your review of the procedural sheet, describe how your project is eligible for the CPA category you have chosen.

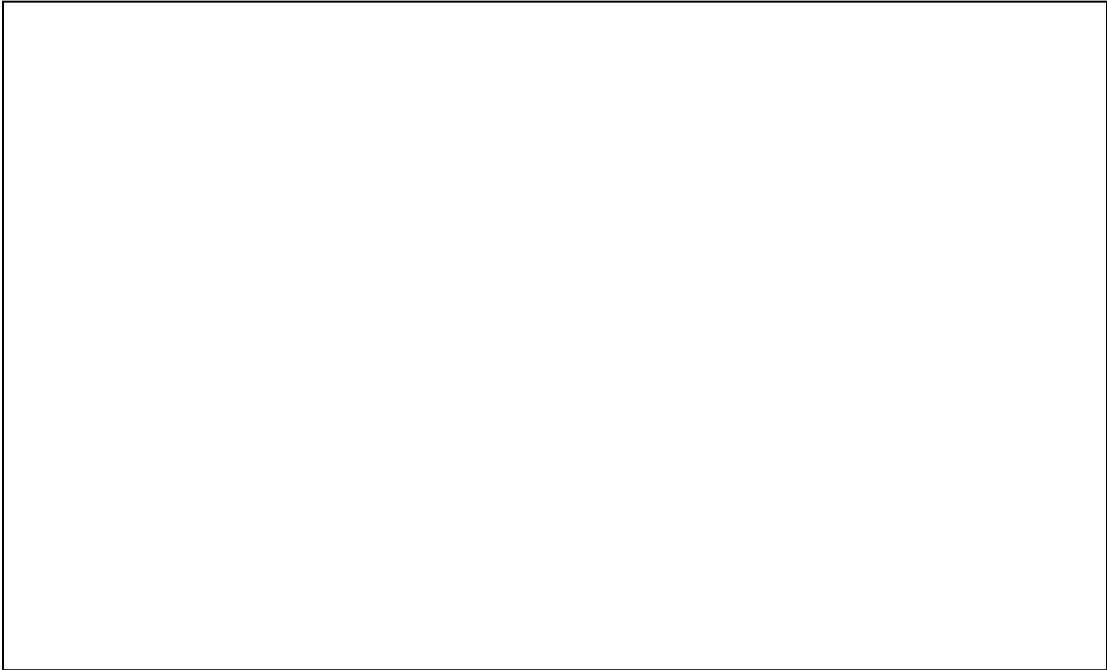
3. **COMMUNITY SUPPORT:** What is the nature and level of support and/or opposition for this project? Include either a letter of support from the town board (Housing Partnership, Historic District Commission, Open Space Committee, Recreation Commission etc.) or a letter from the particular board stating why they do not support this application.



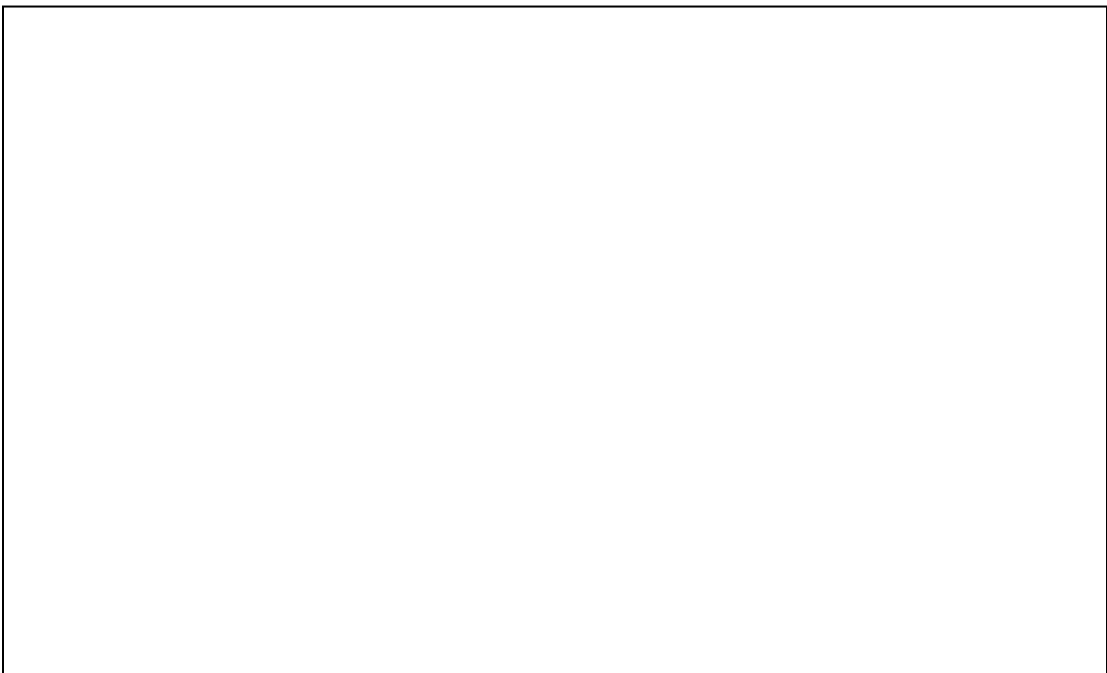
4. **BUDGET:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. If the project involves construction on Town or school land, it may need to meet procurement and prevailing wage requirements.



5. **FUNDING:** What additional funding sources are available, committed or under consideration? Include commitment letters and describe any other attempts to secure funding for this project.



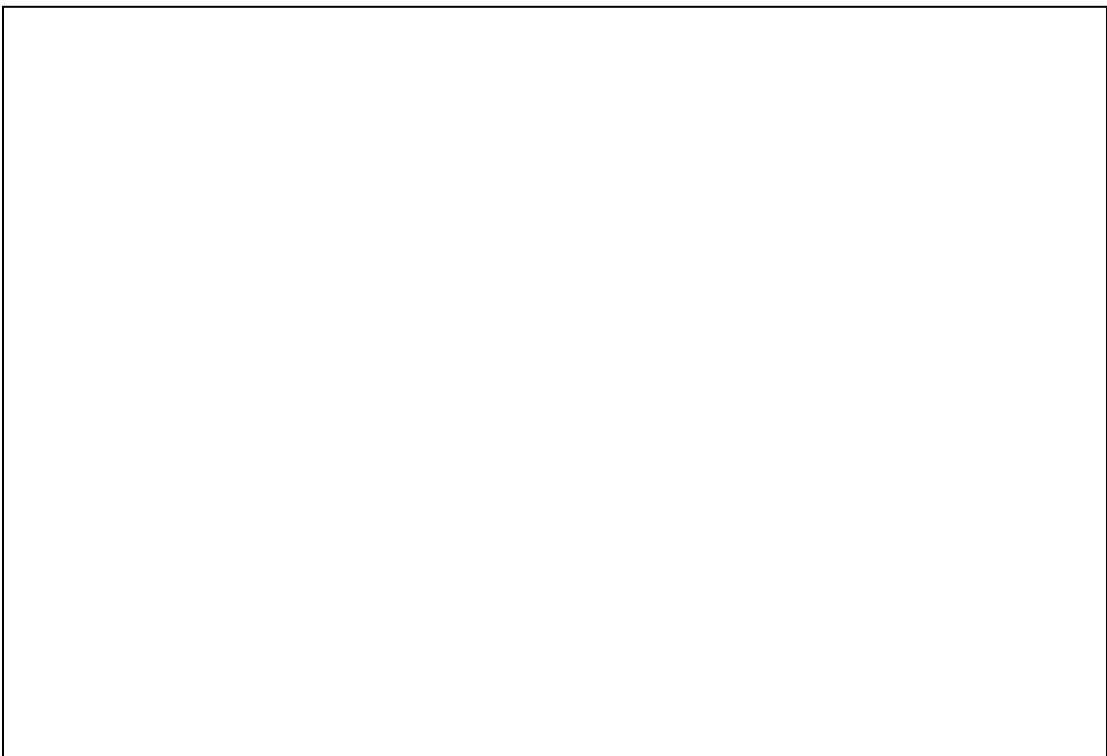
6. **TIMELINE:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.



7. **IMPLEMENTATION:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

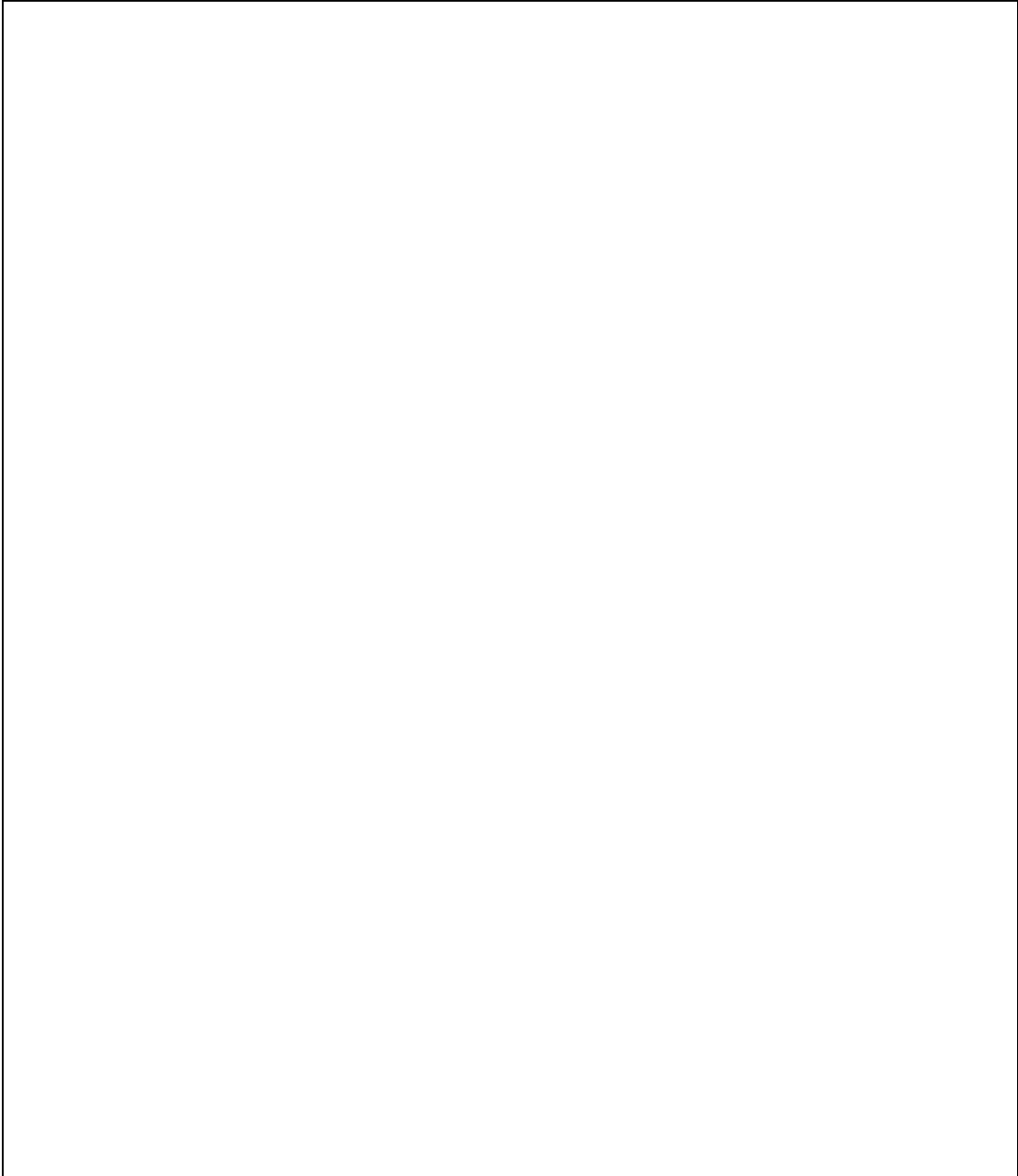


8. **MAINTENANCE:** If on-going maintenance is required, who will be responsible and how will it be funded?



ADDITIONAL INFORMATION: If applicable:

9. **FURTHER DOCUMENTATION:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed; any feasibility reports, renderings or other relevant studies and material; and any additional information that might benefit the CPC in their consideration of this project.

A large, empty rectangular box with a thin black border, intended for providing further documentation as requested in the text above. The box is currently blank.

ATTACHMENT 1

**HISTORICAL PHOTOGRAPH
(PRIOR TO 1938 HURRICANE)**

AND

CURRENT PHOTOGRAPH

OF

NORTHBOROUGH HISTORICAL SOCIETY BUILDING





ATTACHMENT 2

**SELECTED CONTRACTOR BID
NEW ENGLAND SHUTTER MILLS, INC.**

New England Shutter Mills

135 Bradford Street

Lawrence, MA 01840 US

888 947 0810

karl@newenglandshutter.com

www.newenglandshutter.com



Estimate

ADDRESS

Mike Duchesneau
Northborough Historical
Society
52 Main St
Northborough, MA 01532

SHIP TO

Mike Duchesneau
Northborough Historical
Society
52 Main St
Northborough, MA
01532

ESTIMATE # 5920

DATE 09/24/2021

EXPIRATION 10/05/2021

DATE

PHONE NUMBER

508-868-5366

ACTIVITY	QTY	RATE	AMOUNT
XDLM2672 Exterior 1-3/8" Thick Cedar Shutter with 1-7/8" Louver - Midrail 50/50 Split - sides	12	1,273.00	15,276.00T
XDLM2272 Exterior 1-3/8" Thick Cedar Shutter with 1-7/8" Louver - Midrail 50/50 Split - Bahama Style - Sides	6	1,438.00	8,628.00T
XDLM1866 Exterior 1-3/8" Thick Cedar Shutter with 1-7/8" Louver - Midrail 50/50 Split - Back	6	880.00	5,280.00T
XDLM2666 Exterior 1-3/8" Thick Cedar Shutter with 1-7/8" Louver - Midrail 50/50 Split - Bahama Style - Front	4	1,044.00	4,176.00T
XDLM2266 Exterior 1-3/8" Thick Cedar Shutter with 1-7/8" Louver - Midrail 50/50 Split - Front Middle Window	1	1,625.00	1,625.00T
XDLM1866 Exterior 1-3/8" Thick Cedar Shutter with 1-7/8" Louver - Midrail 50/50 Split - Side	1	880.00	880.00T
Misc Arches - exterior 1-3/8" thick cedar shutter with 1-7/8" louver	3	785.00	2,355.00
XPRIME Spray prime exterior shutters using oil based tannin blocking primer, Guaranteed not to bleed.	33	52.00	1,716.00

Thank you for the opportunity!

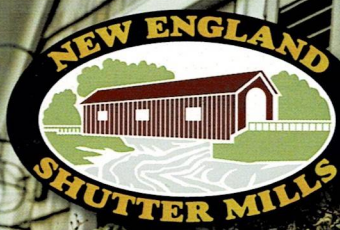
ACTIVITY	QTY	RATE	AMOUNT
XPAINT Spray Paint exterior shutters using New England Shutter Mills Brand Shutter Paint Semi- Gloss (10 year warranty)	33	57.00	1,881.00
XINSTALL Exterior Shutters professionally installed, All employees work for New England Shutter Mills. No Installation Work is subbed out. Fully Insured	33	65.00	2,145.00
XTRADW Traditional Hinge and Pintel painted galvanized steel (Holdback - TBD)	33	55.00	1,815.00T
XFT Faux Tilt Rod, Non functioning	6	23.00	138.00T

This estimate is only valid for 10 days

SUBTOTAL	45,915.00
TAX	2,363.63
TOTAL	\$48,278.63

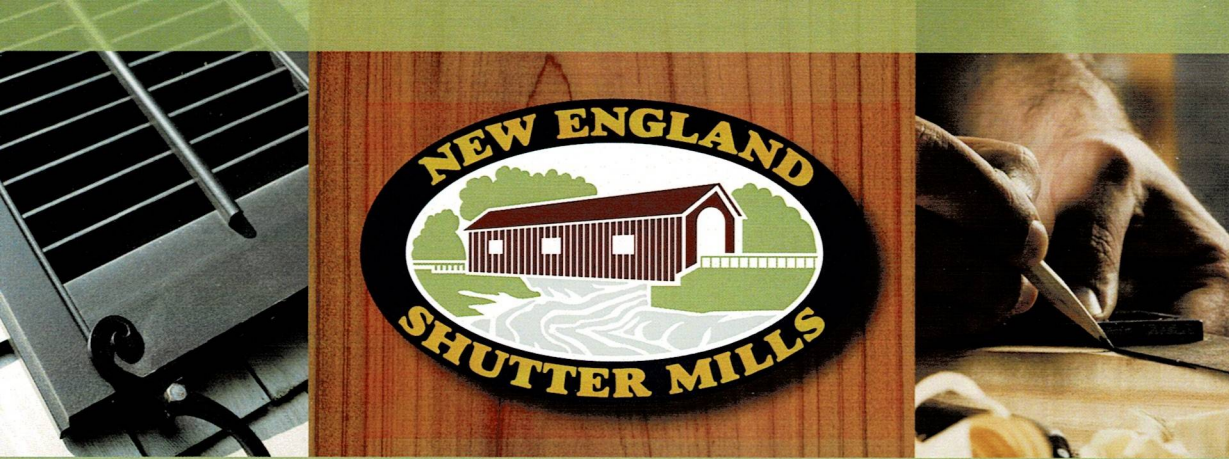
Accepted By

Accepted Date



Our shutters are built to be beautiful, sturdy, and historically appropriate for your home. We offer louver, raised/flat panels and board and batten shutters, with a wide variety of choices within each style which are color-matched to integrate with your decor. Your shutters will be installed to look as if they were built with the house, and the paint will look like it came out of the original can.

- Lumber – Responsibly forested from old growth vertical grain Western Red Cedar from the Northwestern Pacific areas of the United States and Canada.
- Production – Our shutters are fashioned using the time-tested Mortise and Tenon joinery technique, the strongest and longest lasting method of connecting rails and shutter stiles.
- Finishing – Our shutters are primed with an oil-based, tannin blocking primer, and top coated with our own paint, specially formulated for shutters that will face harsh New England weather conditions.
- Installation – Our installers are trained, insured and employed by New England Shutter Mills — installing shutters is all they do.
- Warranty – We offer an industry best 25-year replacement guarantee on our exterior shutters.



Shutters made in the spirit and tradition of New England

New England Shutter Mills has been expertly crafting and installing interior and exterior shutters for homeowners, business owners and building professionals throughout the New England region since 1999.

Our shutters are built with superior craftsmanship, meticulous attention-to-detail, and a great deal of care and attention.

When something special is needed we can handle almost any request, whether it's an exact paint match, custom hardware specs, or unique period details.

The wood that goes into our shutters is responsibly sourced from North American forests. We use high quality Western Red Cedar. Bugs hate its strong, rot-resistant, vertical grain, which is why it can last for up to 100 years before needing replacement.

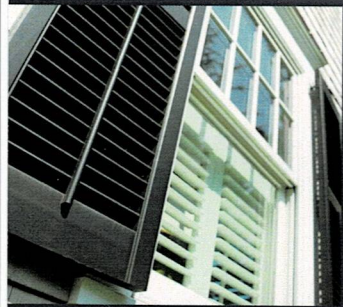
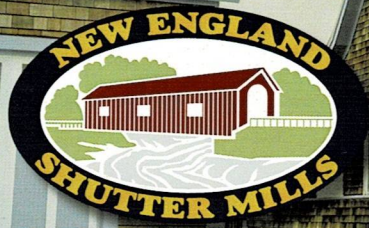
We take care of the entire manufacturing, painting, and installation process because we want to ensure that your shutter renovation isn't just "good enough" – we want it to be perfect.

Our work carries a strong warranty of 10 years for paint, up to 25 years for replacement, and our interior shutters have a lifetime warranty.

Best of all, we produce and install shutters for more than 5,000 windows every year. Our volume gives us the ability to offer exceptionally attractive pricing to our customers.

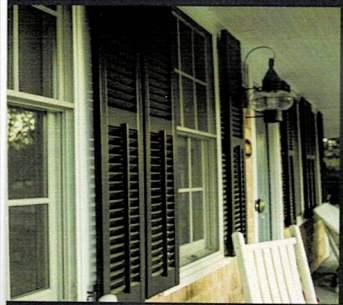
Maybe that's why we've won "Best of Houzz" Client Satisfaction Awards four years running — 2014, 2015, 2016, and 2017.

If you want New England-made shutters that will beautifully enhance the interior or exterior of your living space, choose New England Shutter Mills.



Classic

This is the familiar, traditional New England style shutter, with a flush rail and stile



Euro

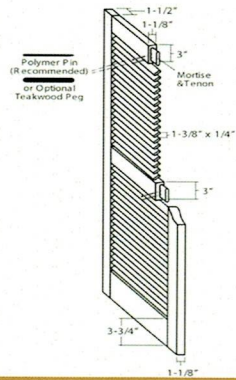
This shutter exudes an elegant, European influence and has a similar design to what you might see on a residence in France



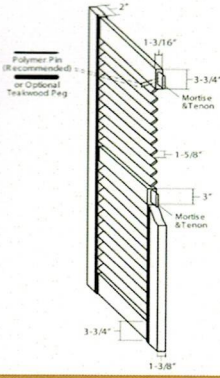
Estate

This shutter has a thicker stile and louver, with a beaded edge –it's ideal for more demanding conditions

Classic Louver



Estate Louver



Hardware Choices



We carry an extensive selection of shutter hardware, including hardware that is historically accurate, architecturally matched, and customized to meet the specific needs of your home.

Hardware is available in bronze, brass, stainless steel and iron.

Hinged shutters enhance the façade of your home by projecting the shutter away from the wall. (Shutters which are fastened tightly against a structure may appear flat and un-shadowed.) Hanging your shutters on the proper hardware will also make installation and maintenance easier and more efficient.



ATTACHMENT 3
LETTER OF SUPPORT
HISTORIC DISTRICT COMMISSION OF NORTHBOROUGH



Town of Northborough

Historic District Commission

63 Main Street

Northborough, Massachusetts 01532-1994

October 25, 2021

Mr. Richard Ferenchick
President, Northborough Historical Society
52 Main Street
Northborough, MA 01532

RE: Historical Society request for CPA Funding

Dear Mr. Ferenchick,

The Northborough Historical Commission voted unanimously at our October 18, 2021 meeting to support your \$55,000 CPA Funding request titled "Shutter Restoration of the Northborough Historical Society Building".

This project is a true restoration project because it will use wood shutters built to their original design and using appropriate hardware. The project is consistent with the requirement that CPA historic funds follow "The Secretary of the Interior's Standards for the Treatment of Historic Properties".

We appreciate your efforts on preserving this unique building in the town center.

Sincerely,

Normand Corbin

Chair

Northborough Historic District Commission

ATTACHMENT 4
SUMMARY OF REQUEST FOR QUOTATIONS
NORTHBOROUGH HISTORICAL SOCIETY

ATTACHMENT 4

Summary of Vendor Response to Shutter Restoration/Replacement RFQ

Vendor	Vendor Contact	Response to Request for Quotation	Date	Estimate
New England Shutter Mills Inc.	Karl Ivester; www.newenglandshutter.com (888) 947-0810	Met at NHS on 9/21/2021; Provided written quote 9/24/2021; Recommended vendor	9/16/2021	\$48,279
New England Window Works	Jeremy Kindall; www.newwindowworks.com (617) 216-4195	Not the type of work this company does	9/16/2021	No Bid
Window Restoration of Cape Cod	Nancy Barrington; nancy@windowrestorationcapecod.com (508) 355-0536	Only does work on Cape Cod	9/22/2021	No Bid
Renaissance Restorations	Joe Farrell; info@renaissancerestorations.com (978) 840-9054	No response from initial information requested	9/22/2021	No Bid
M&A Architectural Preservation Inc.	Sue Muckle; www.archpres.com (978) 683-0880 x104	Not interested; Does not compete in competitive bidding	9/30/2021	No Bid
Architectural Components Inc.	Chris James; www.architecturalcomponentsinc.com (413) 367-9441	Sent pictures in response to questions; No bid provided from information submitted to vendor	9/28/2021	No Bid
Shutter Revolution	www.shutterrevolution.com ; (888) 800-3334	Located in NC; No response from initial information request	9/28/2021	No Bid
Shuttercraft Inc.	Colleen Murdock; www.shuttercraft.com (203) 245-2608	Provided a quote for shutters only; Does not include painting, hardware or installation	10/4/2021	\$30,245

ATTACHMENT 5
PROPERTY DEED
52 MAIN STREET
NORTHBOROUGH HISTORICAL SOCIETY

Trinity Church of Northborough

a corporation duly established under the laws of Massachusetts and having its usual place of business at Northborough, Worcester County, Massachusetts, for consideration paid, grants to Northborough Historical Society, Inc., a corporation duly established under the laws of Massachusetts of said Northborough with quitclaim covenants

~~the said~~

[Description and encumbrances, if any]

A certain parcel of land with the buildings thereon situated at the intersection formed by the southerly side of East Main Street and the easterly side of School Street in said Northborough, bounded as follows:

- Northerly by said East Main Street, four (4) rods;
- Westerly by said School Street, fourteen (14) rods;
- Southerly by land of the New England Telephone and Telegraph Company four (4) rods;
- Easterly by land of William B. Leland et ux, fourteen (14) rods.

Containing fifty-six (56) rods, more or less, or however otherwise said premises may be bounded, measured or described.

Being the second parcel of land described in deed of Massachusetts Baptist Convention to said Church dated February 24, 1950 and recorded with Worcester District Registry of Deeds, Book 3350, Page 116.

STAMPS AFFIXED TO INSTRUMENT

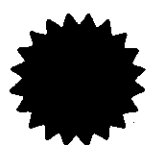
U.S. Internal Revenue Documentary
 Com. of Massachusetts Deed Excise

Dollars	Cents
8	80
9	25

In witness whereof, the said Trinity Church of Northborough having no corporate seal, has caused a common seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by K. Howard Wilson, its Moderator and Ruth F. Mayberry

its Treasurer hereto duly authorized, this 29th day of January in the year one thousand nine hundred and sixty.

Signed and sealed in presence of



Trinity Church of Northborough
 by K. Howard Wilson Moderator
Ruth F. Mayberry
 Treasurer

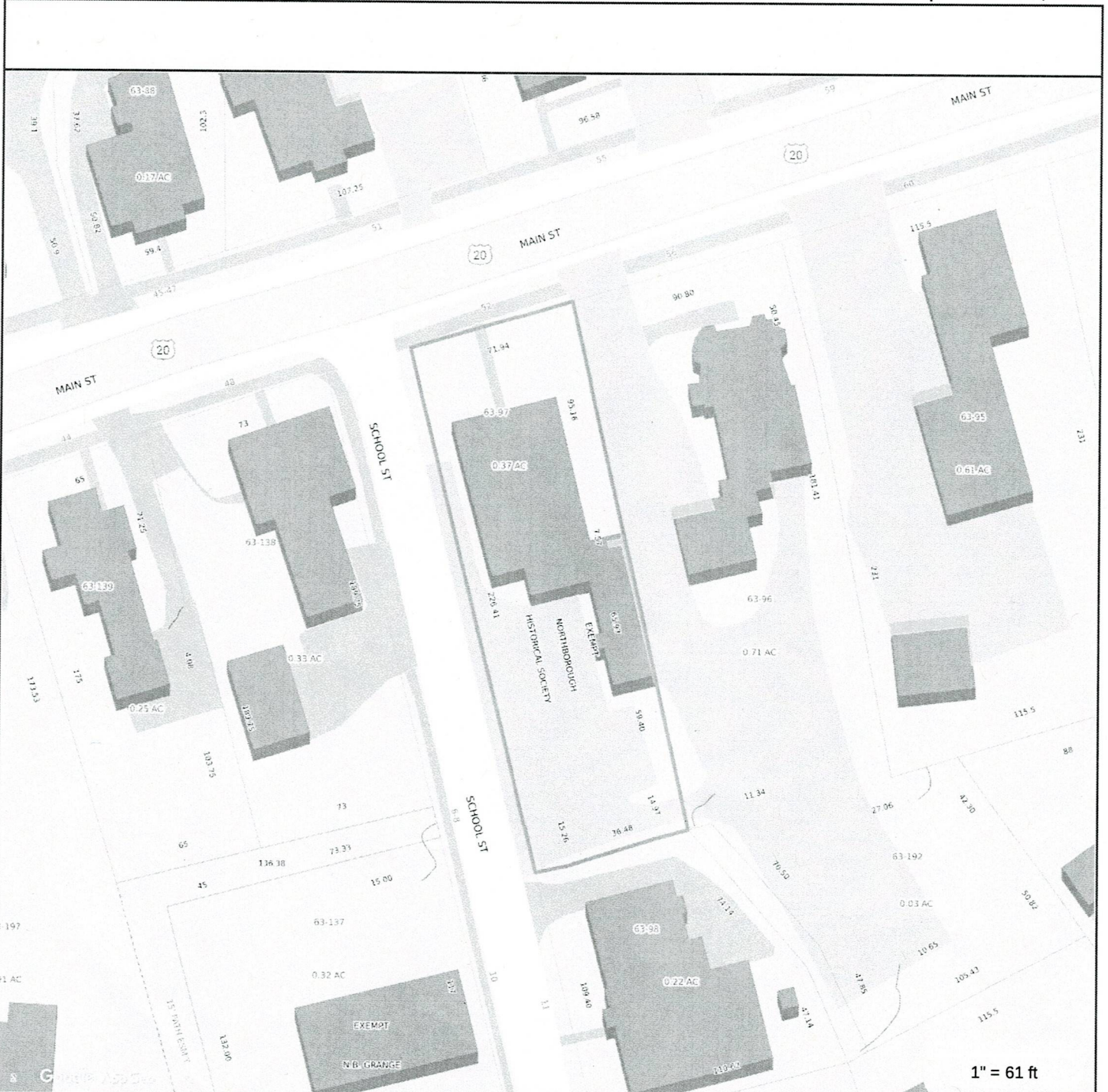
The Commonwealth of Massachusetts

Worcester, ss. 29th January, 1960

Then personally appeared the above named Ruth F. Mayberry, Treasurer and acknowledged the foregoing instrument to be the free act and deed of the Trinity Church of Northborough


before me,

Earl P. Taylor
 Notary Public - Justice of the Peace
 My commission expires
 EARL P. TAYLOR
 NOTARY PUBLIC
 Commission Expires Dec. 22, 1962



Property Information

Property ID	063.0-0097-0000.0
Location	52 MAIN STREET
Owner	NORTHBOROUGH HISTORICAL SOCIETY



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

1" = 61 ft

ATTACHMENT 6
PROPERTY VIEWS AND SHUTTER CLOSE-UPS
52 MAIN STREET
NORTHBOROUGH HISTORICAL SOCIETY



Northborough Historical Society Building Front



National Register of Historic Places Plaque



Adjacent Building Corner of Main and School Street



Adjacent Building along Main Street



West Side Windows to have Replacement Shutters



Damaged Front Shutters to be Replaced



Close-ups of Damaged Shutters

