

HP5 Dec. 7, 2015 EMAIL from Town Planner David Spitz
For Dec. 10, 2015 CPC Meeting

Hi Bob,

After receiving your e-mail, I reviewed the project again with Bob Bradley who is familiar both with the Historic Commission's intent and your most recent CPC discussion. The following comments and revised cost estimates are largely based on Bob Bradley's input.

With the recent exterior painting with historical colors, the Historical Commission is encouraged that the building is nearing completion of a successful restoration. The most important remaining "historic departure" is the accessible ramp. While it must remain on-site, the ramp should not be at the front of the building. The proposal is to move the ramp to the rear door where the non-historic addition was just removed. This location is shown in the attached drawing entitled "Porch Location".

The second attached drawing entitled "Porch Details" shows how the proposed new side porch will match the existing front porch. As Bob Bradley has explained to me, there is no record of whether a porch actually existed here. However, with the proposed ramp, it is historically accurate to have a covered porch to provide shelter for someone entering at this location. The only area to be covered is the level surface near the door. The ramp, which will continue to the right (north), will not be covered. Also, with Bob's further historical input, the ramp is now proposed to be lumber rather than concrete.

Porch measurements have been rechecked and the covered area is reduced to 6' x 15' (90 square feet), resulting in the following revised cost estimate:

<u>Front Porch</u>	
Replace siding and one post	\$2,000
<u>Rear Porch</u>	
Porch footings (3)	\$ 700
Deck, \$10/sf	900
Cedar posts/columns (4)	500
Hand rail	300
Roof cost, \$50/sf	4,500
Labor	1,500
Contingency (9.5%)	<u>800</u>
	\$9,200
<u>Lumber Ramp</u>	\$2,500
<u>Doors</u>	
Widen/replace 4 doors, \$1,250 ea	\$5,000
TOTAL	\$18,700

You also asked about the location of the doors to be replaced. I have attached a drawing of the existing floor plan with the location of the 4 doors marked. Note that the "enclosed porch" has been crossed out as it has been removed.

Thanks for the opportunity to provide further clarification.

David

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