



TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

HISTORICAL COMMISSION
(413) 259-3040
(413) 259-2410 [Fax]
planning@amherstma.gov

**ARTICLE __. Community Preservation Act – Historical Preservation
(Amherst Historical Commission)**

Proposed Fiscal Year 2012 CPA Historic Preservation Projects

The following draft FY2012 CPA proposals represent the ongoing historic preservation priorities of the Town of Amherst as recommended by the Amherst Historical Commission on December 7, 2010 in implementation of the Amherst Preservation Plan, other historic preservation planning, and assessment of community needs. Funding for historic preservation projects will be sought through Town Meeting appropriations of Community Preservation Act funds, state and other grants, private donations, and Town Meeting appropriation of local tax revenue through the capital budget. This FY 2012 historic preservation budget is a working document and may be subject to change and adjustment.

I. Historic Preservation Capital Projects Cost

Individual building/site projects:

➤ West Cemetery: Restoration of historic cast iron fencing that surrounds the Dickinson and Cutler family plots	\$50,000
➤ Town Clerk: Archival materials conservation/restoration	\$10,000
➤ Amherst Historical Society & Museum: Structural and feasibility study	\$35,000
➤ North Amherst Community Farm:	
~ Emergency repairs for stabilization of large barn and carriage house	\$15,000
~ Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house	\$10,000
➤ Jones Library:	
~ Chimney restoration (<i>Not yet presented to Commission</i>)	\$113,000
~ Conservation of historic paintings	\$15,000
➤ North Amherst Library rehabilitation:	
~ Foundation stabilization	\$10,000
~ Insulation to preserve collections	\$11,000
➤ Hope Community Church rehabilitation:	
~ Roof	\$26,000
~ Foundation and drainage	\$19,000
➤ 235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse	\$10,000
➤ Hawthorne house restoration (<i>Not yet presented to Commission</i>)	\$81,000
TOTAL NEW FY2012 PROJECTS	\$405,000

II. Previously-Obligated Funds Cost

Individual building/site projects:

▪ 575 North East Street compensation (year 5 of 5)	\$25,600
▪ Town Hall masonry (year 3 of 10)	\$28,350
FY 2012 Total	\$458,950

➤ **North Amherst Library rehabilitation:**

Foundation stabilization

\$10,000

Insulation to preserve collections

\$11,000

1. Feasibility of the project: The project is one of routine maintenance.
2. Urgency of the project: The North Amherst Library has very little insulation, and therefore limited ability to control temperature and humidity in the building. The brick foundation is bulging and pulling away from the interior walls. Although presently there is no structural damage, the foundation needs to be repaired before the structure's integrity is compromised.
3. Population(s) to be served by the project: Patrons of the library, as well as the community at large—the North Amherst Library is an historic landmark in the village center.
4. Acquisition or preservation of threatened resources: The North Amherst Library is an historic landmark in the village center. The current size and limited parking of the library restricts its ability to expand without incurring great costs. However, because of these site constraints, the structure retains its century-plus old character.
5. Possibility of multiple sources of funding: The Jones Library regularly fundraises in the community, and receives gifts and bequests. The library has access to a range of private foundation grants and state and federal grants. The library also has access to its endowment and bequests, at the discretion of the trustees.
6. Complete description of project addressing cost: The insulation would be installed in the ceiling, exterior walls and basement. The brick work would include chiseling out the bricks, mortar replacement and reinstallation of the bricks.
7. Documentation: Please see attached cost estimates
8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Board of Trustees. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Library to the Town.
9. Expectations for additional funding in future years: N/A
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

Proposal to the Amherst Historical Commission and the Community Preservation Act Committee

Historical Preservation: North Amherst Library (built 1893)

1. Insulation

Currently, there is only a small amount of insulation in the North Amherst Library. Adding more to the ceiling, walls, and basement would reduce heating expenses for oil and air-conditioning and hot water expenses for electricity. The comfort of the staff and patrons would be enhanced. Books, magazines, paintings, and other material would be protected from condensation. Finally, adding insulation would be a step toward "greening" the environment.

We have received one estimate for the work for \$10,706.23. Of that amount, \$3,856.95 would be for a firewall around the boiler and hot water heater, which may not be required. Copy of estimate attached.

2. Brick work

There are three areas where the brick foundation wall is bulging and coming away from the interior wall: on the north wall, the northeast corner, and the south wall east of the steps. The single quote for this work would be \$5,100. To repoint the rest of the foundation would be an additional \$3,800. Copy of estimate attached.

While the trustees would like to see an addition to this library so as to provide accessibility, rest rooms, a meeting space, and more room for computers and materials, raising funds for such a project will take some time. Repairing the foundation on the original building is vital to the stability of the 1893 structure.

Submitted by the Trustees of the Jones Library, Inc.

November 23, 2010

received 8/18/10 BY

413-774-5021
413-834-0105

housedoctorservices@hotmail.com

HOUSE DOCTOR SERVICES

15 Pond Street, Greenfield, Massachusetts 01301

Carolgray 2000@yahoo.com
ismanb@joneslibrary.org

Customer: Jones Library, North Amherst
Program:
Patient: Jones Library, North Amherst
8 Montague Road
Amherst MA 01002

Date: 1/6/2010

Attic: The existing conditions are: 6" of blown cellulose with voids and settled product. There is no insulation over the side bays (they project out from the building about 10"s), and an open uninsulated stairwell. I propose to fill in the settled and void areas to create a more uniform thermal barrier. Part of this barrier should include a cover over the top of the stairwell.

Install 3" of dense packed cellulose to the floored attic	864 sf	\$ 1.54	\$ 1,330.56
Install 10" of blown cellulose to the top of the bay areas	10 sf	\$ 1.37	\$ 13.70
Install custom built thermodome to cover the open stairwell	1 ea		\$ 250.00
			<u>\$ 1,594.26</u>

Walls: There is no insulation in the side walls. Framing is 2" x 6" between 6"x6" corner posts. The 6" x 6" top beam extends above the ceiling plane and the bottom beam is 2 feet below the main floor level into the basement. This has created a thermal bypass where warm air from the basement and the wall cavities are drawn up and into the attic (known as the chimney effect) rendering the attic insulation minimally effective. The proposed course of action is to dense pack the wall cavities with cellulose insulation. Access to the walls can be gained through the attic and basement thus minimally affecting the existing structure. There may be need to drill through some blocking in some areas but most of the cavities are open and easily accessible. The exposed wood framed walls in the basement will need to be enclosed with reinforced plastic sheeting in order to hold the blown cellulose in place.

Install 6" of dense packed cellulose to the walls	1440 sf	\$ 1.83	\$ 2,635.20
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Basement: The basement should be included in the thermal envelope. There is a section of the north wall already insulated with fiberglass in a framed 2" x 6" wall. This wall area is more complicated because the heating system is located in this space and code would require covering any non-fire rated surface. Minimum recommended measures are as follows:

Air seal air leak by passes through the exterior wall. Windows frames, plumbing or electrical penetrations	2 hr	\$ 65.50	\$ 131.00
Bathroom Ceiling: dense pack 10" cellulose	40 sf	\$ 2.26	\$ 90.40

Total Amount of Bid \$ 4,229.46

Hi Carol,
It was nice meeting you and I love your Library! What a treasure. This is the bid with it's various options. If you have questions please feel free to contact me.

Thanks
Wishing you warmth
Tim Bernard
House Doctor Services

413-774-5021
413-834-0165

housedoctorservices@hotmail.com

HOUSE DOCTOR SERVICES

15 Pond Street, Greenfield, Massachusetts 01301

Customer: Jones Library, North Amherst
Program:

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ismanb@joneslibrary.org

Patient: Jones Library, North Amherst
8 Montague Road
Amherst MA 01002

Date: 1/6/2010

Ventilation:

Building Code requires ventilation for attic spaces of one square foot of net free area for every 150 square feet of attic floor. The required amount for 864 sf of attic floor is 5.76 nfa. Existing ventilation in the attic consists of 2 aluminum 12" x 12" gable vents and is equal to .76 nfa.

Proposal: Replace the aluminum vents with primed wood vents and increase the size of the existing vents to 24" by 30"

2 ea \$ 150.00 \$ 300.00

Basement: The basement should be included in the thermal envelope. There is a section of the north wall already insulated with fiberglass in a framed 2" x 6" wall. This wall area is more complicated because the heating system is located in this space and code would require covering any non-fire rated surface.

Proposal: Build a 2" x 4" wall along the perimeter of the basement, install reinforced 6 mil poly, insulate with dense packed blown cellulose, cover with fire rated sheetrock, taped and one coat of joint compound.

2" X 4" wall	896 sf	\$ 2.63	\$ 2,356.48
6 mil poly vb	896 sf	\$ 0.57	\$ 510.72
Fill to capacity with dense packed cellulose (est. ave R-19)	896 sf	\$ 1.83	\$ 1,639.68
Fire Rated sheetrock, taped and joint compound (includes the existing uncovered framed wall.)	960 sf	\$ 2.44	\$ 2,342.40
Total Amount of Bid			\$ 6,849.28

Note: Does not include electrical or plumbing costs if required.

If a firewall around the boiler and hot water heater is required (including outside air for system ventilation) then an added cost would be

\$ 3,856.95

TOTAL \$10,706.23

Hi Carol,

It was nice meeting you and I love your Library! What a treasure. This is the bid with it's various options. If you have questions please feel free to contact me.

Thanks
Wishing you warmth
Tim Bernard
House Doctor Services

Sherwood Roofing & Renovating Co. LLC

PO Box 398
New Britain Connecticut 06050
Phone 860-225-5763 Fax 860-832-9024

August 11, 2010
Bonnie Isman, Director
Jones Library Inc.
43 Amity Street
Amherst MA. 01002
413-259-3090

RE: North Amherst Library
North Amherst MA.

Dear Bonnie,

We propose to supply all equipment, scaffold, material and labor to complete the following.

Upon Inspection we found three areas where the brick is bulging and coming away from the interior wall. The first area is on the north wall, area approximately 5x3. Next is in the North East corner about the same size. The last is on the south side east of the steps and continues under the steps this area is about 6x2, We will have to create access to this area and put back when we are finished.

We propose to remove brick in these areas and rebuild plumb and level using mortar to match the original in color and strength.

Total price for this work is \$5100.00

To cut out the rest of the mortar joints on the exterior of the foundation and repoint with original mortar.

Total price for this work is \$3800.00

Any questions please call.

Sincerely

John Zettergren
Manager