

TOWN of LANCASTER COMMUNITY PRESERVATION ACT COMMITTEE
PROJECT APPLICATION FORM -- Fiscal Year
2024 Submission Due Date: January 31, 2024

Please Note: Prior to submission of a proposal, it is strongly recommended that you contact the Community Preservation Act Committee to discuss eligibility of the project and to ask or answer any questions. CPC Chair, Linnea Lakin Servey can be reached at CPC@lanasterma.net

Applicant's Information:

Name: Joseph J. Mulé	Submission Date: 30 January 2024
Address: Thayer Memorial Library 717 Main Street Lancaster, MA 01523	Purpose: (Please select all that apply)
	<input type="checkbox"/> Open Space
Phone: 978-368-8928 x 3	<input type="checkbox"/> Affordable Housing
	<input checked="" type="checkbox"/> Historic Preservation
E-mail: jmule@lanasterma.gov	<input type="checkbox"/> Outdoor Recreation

Town: Town of Lancaster Committee: The Board of Trustees of Thayer Memorial Library

CPA Project Name: Historic Wing Casement Windows Restoration

CPA Project Address: 717 Main Street, Lancaster, MA 01523

Amount of CPA Funding Requested: \$70,000

Project Summary: In the space below, please provide a brief description of the project. Attach any supporting materials such as drawings, photos, maps, etc. Attach additional pages if needed.

- The roof framing has been modified throughout the years, with some changes that appear to have been performed shortly after the original construction or as part of the earliest addition, while others appear to be newer alterations to accommodate modern ductwork.
- There are cracks at the interior face of the masonry of the front gable end wall.
- The interior mortar joints of the brick foundation masonry walls are deteriorating to various levels, most noticeably in Crawlspace 3 and other crawlspaces and portions of the basement.
- Structure is exposed in ceiling of children's wing where the ceiling has been cut out.

The recommendations for repair are:

- Perform assessment and sizing of structural framing repairs at roof level. Sistering of rafters and beams according to structural engineering design.
- Repointing of masonry on interior side of front gable end wall.
- Removal of coatings on basement foundation walls and repointing of masonry with mortar that is appropriate for historic masonry foundations.

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- Repair

Estimated Date for the Start of the Project:

This project is close to “shovel ready.” However, M.G.L. c. 7C, §§48-58 - Design Services for Public Building Projects and M.G.L. Chapter 30 and 149, Section AJA- 1/2 require the Library to go out for bids to select a qualified vendor, which could take 33 days once submitted.

The timing of the project timeline may change if no qualified vendors respond to the first RFP. In this case, the Library would go out for bid a second time.

Estimated Date for Completion of the Project:

This project will be completed by the end of FY2025.

Budget Summary:

In the table below, please provide a summary of the budget for the project. Include funding sources, total cost estimates and other information that will assist the CPA Committee in its deliberations. Attach additional pages if needed.

Fiscal Year	CPA Funds Request	Other Fund Sources	Total Estimated Cost
2024	70,000	10,000	80,000
2025			
2026			
2027			
2028			
Total:	70,000	10,000	80,000

Selection Criteria:

The Lancaster Community Preservation Plan has established criteria for selecting appropriate and worthwhile CPA Projects for recommendation to Town Meeting. Those objectives for each type of project are listed in the CPA Plan and are available at:

<https://www.ci.lancaster.ma.us/community-preservation-act-committee>

Please answer as many of the following questions, which are based upon the selection criteria, as possible. Attach additional pages if needed.

How does this project benefit or add value to Lancaster?

Mrs. Bayard Thayer gifted the 1928 addition of the Children’s Room [“Historic Wing”] and a bequest for the increase of the children’s collection on behalf of her deceased son Nathaniel

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Thayer II. Her charitable contributions empowered the Library to focus attention on meeting the needs of the Town's children in ways that previously had not been possible. Today, the circulation of youth materials accounts for nearly fifty percent of total Library circulation.

Thayer Memorial Library keeps an outstanding collection of children's literature. It works closely with Mary Rowlandson Elementary School and Luther Burbank Middle School, supplying a thoughtful approach to encourage reading over the summer months. It is committed to carrying on, through all available means, the range of children's services combined over the years and meeting the needs of 21st-century youth as media use patterns evolve.

As the Historical Wing approaches its centennial, the Library Trustees advocate for funding during the municipal budget process, raise funds to address capital improvements, and be responsible caretakers and stewards of one of the Town's most iconic possessions.

How will this project preserve or enhance Town assets or resources? Is this request to acquire a threatened or endangered asset or resource?

Yes, as mentioned in the *Exterior Conditions Assessment of Thayer Memorial Library* prepared by Spencer, Sullivan & Vogt on 06 March 2020, there was need improve, restore and brick mortar in 2021 and completed in 2023.

How is this project consistent with Lancaster's long-range plans?

Within the master plan is section VI. *Historic & Cultural Resources* [Appendix 3] which says the following:

Lancaster's rich historical heritage is reflected in the more than sixty historic sites, and places of cultural interest noted on the Historic & Cultural Resource Map [Appendix 4]. It is home to two national historic districts – Center Village, and North Village, whose boundaries are shown on the accompanying Historic District Map. Center Village and North Village were placed on the National Register of Historic Places on June 8, 1976.

The Lancaster Historical Commission describes the Center Village District as follows:

*The Center Village District includes 110 early buildings and homes dating from 1727 to 1961, which include architectural styles of Cape style, Colonial, Classical revival, Colonial revival, federal, Greek revival, Italianate, Queen Anne, Victorian Eclectic, and Ranch. The Center Village is a quiet residential area of this earliest town in Worcester County. The district extends eight-tenths of a mile along Main Street from the Sprague-Vose Bridge over the Nashua River to the northern end of Main Street, joining Route 117 near the North Village. Center Village District includes the beautiful center green, which is an unusual quadrangle upon which one side is Main Street, and on the opposite side stands the **Thayer Memorial Library**, the Prescott Building (Center School), and on the south side stands the Georgian Colonial Town Hall and on the north side stands the neoclassical First Church of Christ, designed by Charles Bulfinch as the Fifth Meeting House, listed on the National Register of Historic Landmarks.*

(Lancaster Historical Commission)

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Will this project serve multiple needs and populations within Lancaster? Will this project assist a currently underserved population?

The Thayer Memorial Library does not discriminate. We welcome everyone who walks in the door regardless of race, religious beliefs, national origin, age, sex, gender, economic status or disability.

How does this project benefit, protect, or preserve the environment?

For more than a decade, the Library has been the recipient of the Rosemary Davis Fund of the Greater Worcester Foundation. Among the many subjects, the grant funds Library services supplying media and programs to children to "Protect nature, wildlife, marine life, and animal habitats and Promote animal and environmental education for children..." Much of this money is used for programs and collection development services in the historic wing of the Library.

Is it feasible to complete this project in the year for which funding has been requested? If not, please explain.

Yes, the Library has in hand the \$10,000 it will use towards the project. The only limitation to completing this project is finding a qualified vendor to complete the project.

Is there urgency in the completion of this project? What are the ramifications if the project is delayed and/or not completed?

Yes. CPA has generously awarded the Library with funds to improve its transoms windows which will be done before 30 June 2024. This project continues the Library's purpose to improve other capital assets in the Historic wing including in the compromise roof structure, ceiling and brick foundation and façade.

Signature of Applicant:



Attachments:

- TML - CPA 2024 Application - Scope Narrative
- 2023.01.11 - Diagrams - Lancaster, Thayer Mem Library - FOR CPA 2024 APP
- Karen Silverthorn [TML CPA Support Letter 1.19.24]
- Martha Moore, Executive Director, The Bulfinch Fund [Letter of support for Library's CPA grant]