

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 3/11/19 By: SAMMIE KUL
Assigned CPC #2020- 06]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Abraham First Vanessa
Organization(s) (if appropriate) GROTON PUBLIC LIBRARY
- b.) Regional Project: Yes ☐ or No? ☒ If Yes, Town/Organization: _____
2. Submission Date: 01/09/2019
3. Applicant Address: St. 99 Main Street
City/ State: GROTON / MASSACHUSETTS ZIP: 01450
4. Ph. # (978) 448-8000 Email: vabraham@gpl.org
5. CPA Purpose. Check all that apply:
Community Housing ☐ (Affordable Housing ☐ Historic Preservation ☒ Open Space: ☐
Recreation ☐
6. Town Committee or boards participating: Library Trustees, HDC, Town Mgr, DPW, SB, FC
7. Project Location/Address: Groton Public Library, 99 Main St., Groton
8. Project Name: 1893 Historic Library Preservation -- New Roofing System
9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Library Trustees	99 Main St.	(978) 448-8000	gpltrustees@gpl.org
Project Manager	Vanessa Abraham	99 Main St.	(978) 448-8000	director@gpl.org
Lead Architect	GRLA	239 South St, Hopkinton MA	(508) 544-2600	cpaszko@gilarchitects.com
Project Contractor	Gorman Richardson Lewis Architects	239 South St, Hopkinton MA	(508) 544-2600	cpaszko@gilarchitects.com
Project Consultants	Knollmeyer Bldg Co.	60 Jonspin Rd, Wilmington MA	(781) 259-5000	info@knollmeyerbuildingcorp.com
Other: Struct.Eng.	RRC Engineering	60 Man Mar Dr, Plainville MA	(508) 384-0163	info@rrcengineering.com
Other				

10. As appropriate, indicate if proposal requires P&S agreement ☐ Deed ☐
Option agreement ☐ Other-describe: _____
11. a.) Assessor info. (map/ block/ lot id.(s)): 113/18/0 b.) Tax classification type: exempt
12. Permits required: Zoning: ☐ Historic Preservation: ☒ Other: _____
13. Historic Commission Approval signoff (when required): _____ Date: _____
14. Funding: a.) Requested from CPC: \$ 357,000.00 b.) Committed from other sources: \$ 687,000.00
c.) Annual anticipated total income: \$ 929,702.00 d.) Annual anticipated total expense: \$ 929,702.00
d.) Anticipated net income (loss): \$ _____ e.) Estimator name/company: _____
15. CCP Objectives - use codes from Section 5 to indicate all that apply: 5.1.1 & 5.1.2
16. Project Timelines: Proposed Start Date: 07/01/2019 Projected Complete Date: 11/01/2019
17. Estimated Delivery Date of Completion Report to CPC: 12/15/2019

18. Project description and explanation (attach additional sheets as needed): We are applying for CPA funds to preserve the 1893 building from further water damage due to insufficient drainage and snow&ice protection. While the 1893 slate roof, flat seam copper roof, copper gutters and downspouts are all in fair condition, if we replace the metal flashings and the necessary snow & ice shield underlayments, we would need to remove 50% of the slate. The National Park Service Preservation Brief recommends replacing a historic slate roof if 20% or more is removed. The benefit of doing the 1893 roofing /drainage systems at the same time as the failing 1999 roofing/drainage system is two-fold: 1. The worst leaks are at the junction of the 1893 and 1999 buildings and a huge part of the roofing and drainage system problems are not only poor quality work on the addition, but also that the systems don't tie together. It would be best for the entire structure if it had ONE roofing & drainage system that tied together to protect all parts. 2. The site has enormous challenges: a 4-story sloping lot, daunting vertical heights, limited ground & roof access. The cost of scaffolding and giant crane needed alone is worth paying for a 100 year system rather than a 20-30 year roofing and drainage system that needs replacement 3-5 times in the same period.
19. Feasibility: The building envelope engineers recommend one unified slate and copper roofing system for the steep slope roofs. The HDC on 2/27/19 wrote a letter of support for the proposed changes in this project (attached).
20. List of attachments: GRLA Building Envelope & Design Study Proposals; The National Park Service Preservation Brief 29: Repair, Replacement, & Maintenance of Historic Slate Roofs; Assessors Map; USGS Map; Support Letters; Draft FY20-24 Capital Plan Pages on Project; Historical Comm. Survey; GRLA 95% Project Estimate revised 3/7/19.
21. Additional Information: We are delighted to be working with professional building envelope scientists (GRLA) - knowledgeable, experienced, dedicated professionals passionate about historic preservation. They have done a very thorough job and have been terrific to work with. We have complete confidence in their ability to design the best protection for this library for decades and generations to come. Right now, the full \$1,044,000 for the entire project is in the draft capital plan for the Town for FY2020. Any amount the CPC (and TM voters) support up to \$357,000 are costs directly removed from Groton taxpayers (pending approval at Spring TM and May's debt exclusion vote.) IF TOWN DOES NOT APPROVE FUNDING, WE WILL WITHDRAW OUR CPC REQUEST & try again next year.
22. Management Plan: Due to the size of this project, it will require a project manager OPM/Clerk of the Works, which will be advertised for at the same time as the bid solicitations. GRLA has concluded their additional on-site studies and are now working to design the new roofing and drainage systems for the entire building. They will be managing the bid process, which will be in March with the Town Manager bids for the Highway Facility project. The bids will be opened together, and then actual costs brought to Spring Town Meeting for voter approval. If this project passes at Town Meeting, it will go to the voters for a general bond / debt exclusion vote at the May election. If approved, we can award the project to the best bid to start July 1 (depending on the awarded OPM's and contractors' schedules.) The Town Manager, Town Accountant, Library Director, GRLA, and Library Trustees will all assist in overseeing the project with the OPM, to ensure problems are handled, costs are contained, & the project is completed as scheduled.
23. Applicant Signature: [Signature] Date: 3/11/19
 Co Applicant Signature: Vanessa Abraham Date: 3/7/2019
 Co Applicant Signature: _____ Date: _____

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)



View of the 1893 library slate roof, with elastomeric membrane (EPDM) roof and HVAC area behind, and 1999 sloped roof to the rear.

Expanded Project Description and Explanation:

While the original slate roof on the 1893 library building is in the best condition of the three library roofing systems, an inability to arrest interior water damage in the 1893 building - no matter what fixes have been tried – finally led the Library Trustees to pursue a full building envelope study (of which the CPC funded \$5,000 of the total \$11,226, with the rest paid with state aid) in FY2018.

Following the bidding process, the Library Trustees hired Gorman Richardson Lewis Architects (GRLA) of Hopkinton, MA, historic building specialists and envelope scientists, to do a full evaluation of the entire building envelope and make recommendations for preserving the beautiful historic 1893 building, as well as the 1999 addition. (Full report attached.) GRLA wished to do three additional studies, as well as design the new roofing and drainage system for the entire building and manage the bid process for this project. At Fall Town Meeting 2018, a warrant article for \$66,000 for GRLA's additional design study and work was approved.

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)

Since then, GRLA has completed their three additional studies, and have drawn up the roofing system replacement specifications and the corresponding documents to send it out to bid in the next two weeks, so that we can bring actual numbers to Spring Town Meeting for voter approval.

The Board of Trustees of the Groton Public Library are requesting financial support of up to \$357,000 in Community Preservation Act funds for the portion of this project that is for the historic preservation of the 1893 building. Whatever FY2020 CPA funds are granted and voted for this project up to the amount requested will be removed from the direct obligation of Groton taxpayers (contingent upon a positive Spring Town Meeting vote in April AND a positive General Bond Debt Exclusion vote in May), as the entire \$1,044,000 project is currently on the Town Manager's Draft Capital Plan for FY2020.

However, if voters do not approve our capital funding request and corresponding debt exclusion vote, we will withdraw our CPA Grant Request and try again next year, as an essential component of this project is that all roof and drainage systems are done together and tied in together to provide the best protection for the entire facility for a century to come.

The project scope of work specified for the 1893 original wood windows is a full historic restoration effort, not a repair, so we have added them to our request to the CPC in this application for your consideration. GRLA in their 75% bid documents summary letter write:

Restoration of the existing wood windows on the original library building will be included in the scope of the project. The scope of wood window restoration will include removal and reinstallation of the existing storm windows and temporary removal of the existing window sashes for repair. Window frames will be restored in place. Wood sashes and frames will have paint removed, wood epoxy repairs, preservative wood treatment, replacement of glazing putty and new paint coatings. Window hardware can be replaced on a unit price basis as needed and windows will be reinstalled in a fixed configuration to match existing conditions.

Funding Sources:

After the Library Trustees and Director regrouped from our complete shock at the GRLA report and projected costs to address all envelope issues, we have worked with the Town Manager to plan for this project since spring 2018. We made a formal presentation to the Finance Committee and Select Board in July. We have investigated other avenues for potential funding support of this project, but none were appropriate for funding municipal building maintenance and repair of the 1999 roofing and drainage systems and the 1893 masonry repairs and window sealants. It was the Community Preservation Committee that seemed to be the funding source in the best alignment with the need for the historic restoration and protection of the 1893 building with adding snow and ice shield and flashings replacement, and the subsequent new

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)

roofing and drainage systems made necessary by performing this work. We also investigated whether a performance bond was still in place to make the original contractors pay for the poor workmanship that is the direct cause of many of the issues we have in the building, but that bond is long gone.

Benefits to Groton

The Groton Public Library is the eighth oldest public library in the state. It was founded in 1854 - the same year as the Boston Public Library - but it did not have its own home until the townspeople and generous benefactors raised money for Groton's first library building in 1893. The Library is built on land donated by Charlotte A. L. Sibley and it was designed pro bono by Boston architect Arthur Rotch, a grand-son of Abbott Lawrence, who was the original grantor of funds for the establishment of Groton's library in 1854. Library Staff, Volunteers, and Trustees squeezed every inch of space from the 4,000 sq. ft. 1893 building to serve the public for over 100 years, but on March 6, 1999, the newly renovated and expanded library opened, with the entire library now sized at 17,140 sq. ft.

The Groton Public Library has been an important part of the community for 165 years. We are fortunate to live in a community that recognizes a good public library is a priceless asset to all. The Groton Public Library continues to uphold the motto inscribed over its doors - "Open to All" - and will remain a dynamic and vibrant center in the years and decades to come.

Today, GPL is here for the informational needs, educational support, and cultural enrichment of the entire community, through every phase of life. We are the local job, technology, lifelong learning, and resources center. We support early childhood development and preparation for schooling, home schooling, online schooling, and formal schooling for all ages. We are a literacy and language resource open 6 days a week most of the year, including evenings, Saturdays, and Sundays. We provide free access to vast collections of physical and virtual books, materials, and other incredible resources to celebrate and promote the joys of reading and learning and we deliver all with friendly, professional, and generous service. We are a center meeting place and a comfortable space to work, read, write, or simply be. We are a safe haven; a quiet and beautiful refuge from a noisy and overstimulating world. In FY2018, over 100,000 people visited the library, borrowed over 200,000 items, and over 11,000 attended our ever-expanding variety of programming offerings for all ages. In the 2017 town assessment survey, 97% of residents who responded said the library offered good value for their tax dollars - the highest rated department in town - and 95% rated our quality of service as good (22%) or excellent (73%) - also the highest of all town departments.

Keeping the library building protected from further water infiltration and damage is essential to our mission and is a service to every resident in Groton. Any amount the CPC can fund to preserve and protect our historic beautiful 1893 building will (votes permitting) provide direct financial relief to Groton taxpayers.

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)

Section 4 Criteria:

This project does meet the criteria for Historic Preservation under allowable Community Preservation Spending guidelines. While the Groton Public Library is not listed on the State Register of Historic Places, the Groton Historical Commission determined (see attached report dated June 2006) that the Groton Public Library is recommended for listing in the National Register of Historic Places. The building's associations with historic educational activity in Groton establish its significance under Criterion A. The design of the yellow brick building's arched window tops and columniated entry porch, the surviving historic exterior materials and architectural details make the property eligible under Criterion C. The library retains integrity of design, materials, setting, and workmanship. GPL is also located in Groton's historic district and is a building and institution significant to the history, architecture, and culture of Groton.

The CPA funding requested is for the protection and preservation of the 1893 historic building from further water damage and decay.

Restoration Only, Not Repair

While GRLA's report includes maintenance and repair of 1893 masonry and window perimeter sealants and painting, as well as full replacement of the 1999 sloped and rubber roofs, this work is not included in our CPC request. We are requesting CPC support only for the work to preserve and protect the 1893 building from further water damage and decay: adding the needed amount of snow and ice shield plus flashings replacement, the subsequent need for new roofing and drainage systems following this preventative work on the 1893 building, and the restoration of the twenty 1893 original wood windows.

The Library is prominent on historic Main Street, and the Library Trustees are in the process of applying for designation on the National Register of Historic Places. Fortunately, great care was taken in the 1999 renovation and expansion to keep the construction materials and high quality in keeping with the late Victorian period design of the original building, both inside and out; this attention to detail will be critical in being awarded this designation.

The original 1893 Groton Public Library is a truly gorgeous historic building – one worth preserving from further damage and decay from water infiltration. The Library is a beloved cultural center and institution in Groton. We hear from new residents every year that they decided to purchase a home in Groton over another town because of the Groton Public Library, as well as from those who moved out of Groton and miss this library terribly, as they feel that their new town's library does not measure up to GPL. The Groton Public Library is a treasure that must be preserved for generations to come.

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)

This project qualifies for CPA funding under Preservation of Historic Resources, as the new slate roof with proper underlayments, insulation, and drainage, will preserve the 1893 from further damage and decay due to water infiltration.

Current Schedule

GRLA is on target with the schedule:

Additional Study/Measurements	Fall 2018
• 3 days	Fall 2018
Design and Documentation Phase	Winter 2018/2019
• 50% Design Development Set	December 2018
• 95% Design Development Set	February 2019
• Bid Documents Posted	March 20, 2019
Bids Due	April 12, 2019
Spring Town Meeting	April 29, 2019
May Debt Exclusion Vote	May 21, 2019
Construction Phase	Summer 2019

PROJECT DESCRIPTIONS FROM GRLA'S SUMMARY LETTER, February 1, 2019

1 Roof Systems

1.1 Steep Slope Roofs

The proposed scope of work for this submission includes removal of the steep slope roof systems on the building which currently consist of natural and synthetic slate shingles and replacement with new natural slate shingles throughout the entire roof area. Roof underlayments are proposed to consist of self-adhered modified bitumen underlayments (ice and water shield) extending 9 feet above eaves and 6 feet centered over ridges, hips and valleys. The remaining areas will receive synthetic felt underlayments.

At the peak of the steep slope roof area, the flat seam copper roof will be replaced in kind with new modified bitumen underlayments.

2 Structural Review

GRLA's structural engineer sub-consultant, RRC Engineering, performed a review of the proposed changes in the roof dead load in accordance with the currently

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)

adopted 2015 International Existing Building Code. RCC concluded through their calculations that "...the existing 2x10 rafters spaced at 16" on center can safely support the weight added by replacing the existing synthetic slate tiles with new natural slate tiles." RRC identified isolated areas that will need additional structural modification below the deck, but this is independent of the type of roof covering used. GLRA's intent is to proceed with using new natural slate on the entire building to match the color, size and appearance of the slate on the original library building. For further information please see Appendix A.

Additional bracing for the snow guards will be added to carry the loads from the snow guard system into the structure of the building.

3 Snow Guards

The existing pipe-style snow guards will be removed and disposed, and new 3-rail pipe style snow guards will be installed at the same locations as the existing around the building. Locations of snow rail installation have been noted on the roof plans for this submission. The snow rails will be supported by new wood blocking between the rafters below the roof deck. New snow rails are offered in several materials, typically with stainless steel or brass base plates and aluminum, stainless steel or brass rails. GRLA proposes that the design include brass base plates and rails.

GRLA recommends review of the snow rail colors with the local historical commission prior to bidding.

4 Gutters and DownspoutsProfile

We have reviewed the gutter systems on the library addition and recommend that they be replaced with larger gutters to have a similar appearance to those on the original building (to be replaced). We plan to use red copper gutters on the library throughout the entire library roof (original building and addition). Currently red copper gutters are installed only at the original library building and lead coated copper gutters are installed at the addition roof.

5 Copper Skylight

The existing skylight on the original building appears to be in fair condition but shows

HISTORIC PRESERVATION OF 1893 GROTON PUBLIC LIBRARY (ROOF, DRAINAGE, & WINDOWS)

CPA Project Application # 2020-06 (Slate Roof Replacement)

evidence of past leakage and failed repairs. In discussion with a local historic skylight supplier and contractor we understand that the cost to replace the skylight with a replica to match the historic appearance may be more cost effective than repairs to the existing. We will include replacement of the skylight with a new copper skylight in the scope of work. The contractor provided a preliminary estimated cost for replacement of approximately \$16,850 which have included in our cost estimate. Please keep in mind that the General Contractor will have their overhead, insurance, and cost associated with installation added to this price.

6 Attic Insulation

Improvements to attic insulation at the original library building were recommended for consideration in our initial study report; however, costs for this work were not carried in the cost estimate as the scope is not clear to be identified. Based on GRLA's interpretation of the building code, the replacement of the slate shingles does not require upgrades to the attic insulation within the building.

To reduce potential ice dams on the roof ahead of any energy upgrades to the building, the proposed roof replacement scope of work includes the installation of ice and water shield further up the roof slope than previously installed. Ice and water shield will be installed 9' from the eaves compared to 3' currently installed.

7 Windows

All windows on both the original building and the addition building will have perimeter sealants removed and replaced as part of recommended maintenance. No additional repairs to the existing aluminum windows on the building addition are anticipated. Restoration of the existing wood windows on the original library building will be included in the scope the project.

The scope of wood window restoration will include removal and of the existing storm windows and temporary removal of the existing window sashes for repair. Window frames will be restored in place. Wood sashes and frames will have paint removed, wood epoxy repairs, preservative wood treatment, replacement of glazing putty and new paint coatings. Window hardware can be replaced on a unit price basis as needed and windows will be reinstalled in a fixed configuration to match existing conditions.

GRLA PRELIMINARY ESTIMATES TO ESTIMATE 1893 LIBRARY HISTORIC PRESERVATION PROJECT COSTS REVISED 3/5/2019

GRLA PRELIMINARY ESTIMATES, ENTIRE LIBRARY BUILDING ENVELOPE PROJECT										
Scope of Work	Direct	General	Bonds &		Overhead &		Subtotal	Contingency		TOTAL (ROUNDED UP)
	Costs	Conditions	Mobilization	Insurance	Profit	Total				
		10%	10%	3%	15%					
1893 Steep Slope Roof	\$194,227	\$19,422.70	\$19,422.70	\$5,826.81	\$29,134.05	\$268,033	\$40,204.99	\$308,238		\$309,000
1999 Steep Slope Roof	\$205,226	\$20,522.60	\$20,522.60	\$6,156.78	\$30,783.90	\$283,212	\$42,481.78	\$325,694		\$326,000
Low Slope Roof	\$120,810	\$12,081.00	\$12,081.00	\$3,624.30	\$18,121.50	\$166,718	\$25,007.67	\$191,725		\$192,000
Masonry Repairs	\$75,250	\$7,525.00	\$7,525.00	\$2,257.50	\$11,287.50	\$103,845	\$15,576.75	\$119,422		\$120,000
Wood Window Repairs	\$40,000	\$4,000.00	\$4,000.00	\$1,200.00	\$6,000.00	\$55,200	\$8,280.00	\$63,480		\$64,000
Window Sealants	\$20,400	\$2,040.00	\$2,040.00	\$612.00	\$3,060.00	\$28,152	\$4,222.80	\$32,375		\$33,000
Total	\$655,913	\$65,591	\$65,591	\$19,677	\$98,387	\$905,160	\$135,774	\$1,040,934		\$1,044,000

Totals for this preliminary estimate are rounded up to the nearest \$1,000 increment.

GRLA=Gorman Richardson Lewis Architects, Hopkinton,

Estimates are based on 2019 public sector pricing and include 15% contingency in the event of unforeseen conditions are encountered either during the design development or construction phases of the project. These estimates are based on performing the work during normal business hours while the building remains occupied. GRLA does not recommend using these order-of-magnitude estimates for sensitive budgeting.

CALCULATIONS FOR GROTON LIBRARY 1893 HISTORIC PRESERVATION PORTION OF ENTIRE BUILDING ENVELOPE PROJECT, Using GRLA's Figures and Formulas Above									
	Direct	General	Mobilization	Bonds &	Overhead &	Subtotal	Contingency	TOTAL	TOTAL (Rounded)
	Costs	Conditions	10%	Insurance 3%	Profit 15%		15%		
1893 Slate Roof Replacement	\$144,150	\$14,415	\$14,415	\$4,325	\$21,623	\$198,927	\$29,839	\$228,766	\$229,000
1893 Flat Seam Copper Roof	\$22,973	\$2,297	\$2,297	\$689	\$3,446	\$31,703	\$4,755	\$36,458	\$37,000
1893 Roof Drainage System	\$23,840	\$2,384	\$2,384	\$715	\$3,576	\$32,899	\$4,935	\$37,834	\$38,000
1893 Snow Mgmt. System	\$3,264	\$326	\$326	\$98	\$490	\$4,504	\$676	\$5,180	\$5,000
1893 Wood Window Restoration	\$30,000	\$3,000	\$3,000	\$900	\$4,500	\$41,400	\$6,210	\$47,610	\$48,000
Total 1893 Historic Restoration	\$224,227	\$22,423	\$22,423	\$6,727	\$33,634	\$309,433	\$46,415	\$355,848	\$357,000

GRLA PRELIMINARY ESTIMATES TO ESTIMATE 1893 LIBRARY HISTORIC PRESERVATION PROJECT COSTS REVISED 3/5/2019

GRLA		Project Name : Groton Public Library Project Number: 2017054.01			
		Client: Groton Public Library Date: 3/5/2019			
95% COST ESTIMATE: 1893 HISTORIC PRESERVATION PORTION					
1893 Slate Roof Replacement	Quantity	Unit	Unit Price	Total	
Demolition	3,100	SF	\$2.00	\$6,200	
Slate Shingles	3,100	SF	\$40.00	\$124,000	
Synthetic Roof Underlayment	3,100	SF	\$0.50	\$1,550	
Self-Adhered Modified Bitumen	2,500	SF	\$2.00	\$5,000	
Copper Flashings					
Ridge	110	LF	\$20.00	\$2,200	
Hip	115	LF	\$20.00	\$2,300	
Valley	100	LF	\$20.00	\$2,000	
Deck Repair (5%)	150	SF	\$6.00	\$900	
Subtotal				\$144,150	
1893 Flat Seam Copper Roof	Quantity	Unit	Unit Price	Total	
Demolition	125	SF	\$2.00	\$250	
Copper Skylight	1	unit	\$16,850.00	\$16,850	
Copper Pans	125	SF	\$35.00	\$4,375	
Self-Adhered Modified Bitumen	125	SF	\$2.00	\$250	
Copper Flashings					
Edge	60	LF	\$20.00	\$1,200	
Deck Repair (5%)	8	SF	\$6.00	\$48	
Subtotal				\$22,973	
1893 Roof Drainage System	Quantity	Unit	Unit Price	Total	
1893 - Gutter Demolition	175	LF	\$2.00	\$350	
1893 - Downspout Demolition	70	LF	\$2.00	\$140	
1893 - 6" Copper Gutter	150	LF	\$125.00	\$18,750	
1893 - 6" Copper-lined Gutter	25	LF	\$100.00	\$2,500	
1893 - 5" Copper Downspouts	70	LF	\$30.00	\$2,100	
Subtotal				\$23,840	
1893 Snow Mgmt System Rplemnt	Quantity	Unit	Unit Price	Total	
Demolition	32	LF	\$2.00	\$64	
Three Pipe Snow Rail System	32	LF	\$100.00	\$3,200	
Subtotal				\$3,264	
1893 Wood Window Restoration	Quantity	Unit	Unit Price	Total	
Wood Window Restoration	20	EA	\$1,500.00	\$30,000	
Subtotal				\$30,000	



Above: Approximate demarcation of 1893 Slate Roof from 1999 addition.

Below: 1893 Flat Seam Copper Roof with Skylight & Copper Ventilator



Left: 1893 library copper gutters, downspouts, & windows

Below: Example of a brass 3-pipe snow guard roof rail system





TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450
Tel: (978) 448-1100

Office of the:
Historic Districts Commission

February 27, 2019

Groton Public Library Board of Trustees
99 Main Street
Groton, MA 01450

Groton Historic Districts Commission
173 Main Street
Groton, MA 01450

Re: Groton Public Library Roof Project

Dear Library Board of Trustees,

The Groton Historic Districts Commission (GHDC) is in full support of concepts and components within the Groton Public Library's proposed roofing project.

After the presentation of Ms. Abraham, Groton Public Library Director, and discussion with Groton Public Library Trustees, David Zeller, Chair, and Jane Allen at its February 26, 2019, meeting, the GHDC voted to submit a letter of support to the Town for the major concepts in the proposed roofing plan:

1. to install an effective envelope to seal the roof, protect the structure, and ensure its longevity;
2. to slate the roof, in keeping with the dignity of this historic 1893 town treasure and as the best and most cost-effective solution to the durability of its continued protection in service to the Town;
3. to replace the water management systems with long-lasting and historically-appropriate copper and brass materials,
4. and to replace the historic skylight.

Please note, the GHDC has reviewed the concept plan and proposed materials but has not yet received a formal application for a Certificate of Appropriateness, pending funding approval.

As the entity charged with protecting and preserving the Town's rich historic character, the Commission is charged by the Town with protecting and preserving the Library, which is within District 1, and not only provides the Town and surrounding area with a wealth of cultural opportunities and services, but also, from its perch opposite the stately Meeting House across Minuteman Common, serves as sentinel to Groton and those arriving from the east.

Respectfully,

GROTON HISTORIC DISTRICTS COMMISSION

Peter Benedict, Chair

Maureen Giattino, Vice Chair

Laura Moore, Member

Elaine Chamberlain, Member

Elena Beleno Carney

Greg Premru, Member

George Wheatley, Member

CC: Vanessa Abraham, Library Director



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Barry A. Pease, *Chair*
Alison S. Manugian, *Vice Chair*
John R. Giger, *Clerk*
Joshua A. Degen, *Member*
Rebecca H. Pine, *Member*

Town Manager
Mark W. Haddad

March 7, 2019

Town of Groton
Community Preservation Committee
173 Main Street
Groton, MA 01450

RE: Community Preservation Application #2020-06 – Library Roof Historic Preservation

Dear Members of the Community Preservation Committee:

Please accept this letter as the Select Board and Town Manager's full support of the Groton Public Library's CPA application #2020-06 requesting funding from the Historic Preservation Fund needed to preserve the 1893 portion of the building from further water damage by replacing the slate roof and drainage systems at the same time as the rest of the Library roof.

As you are aware, the Library Trustees and the Director have been working for years to address the various water issues within the building. The 1893 original 125-year old slate roof and copper gutters/downspouts are in fair condition but because 3-6 feet more of snow and ice shield underlayment and replacement sheet metal flashings are needed to protect and preserve the 1893 historic building from further damage, 25% of the slate tiles need to be replaced to do this work. It has been recommended that the entire slate roof be replaced because higher than 20% of the roof needs to be replaced, and it is therefore our opinion that this would be a perfect use of Community Preservation Funds. It would be the hope of the Select Board and myself that the Community Preservation Committee fully support bringing this article forward for Town Meeting vote.

Thank you for your time and consideration of this meaningful project.

Sincerely,

Mark W. Haddad
Town Manager

cc: Trustees of the Groton Public Library
Vanessa Abraham, Library Director



Office of the
PLANNING BOARD

TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450
Tel: (978) 448-1105
Fax: (978) 448-1113
Planning@townofgroton.org

February 5, 2019

Carolyn Perkins, Chair
Community Preservation Committee
173 Main Street
Groton, MA 01450

RE: Support for Groton Public Library's CPA funding request

Dear Ms. Perkins and CPC members,

On January 24, 2019, the Planning Board voted unanimously to provide a letter of support for the Groton Public Library's application for historic preservation of the 1893 building. The Planning Board recognizes that the Groton Public Library is an essential cultural resource in town, and it is also a responsible steward of the historic 1893 building.

One of the core elements of the 2011 Master Plan is preservation of Groton's historic and cultural resources. The 1893 building is part of the Groton Center Historic District and has been recommended for listing in the National Register of Historic Places. Repairing the slate roof and protecting the 1893 building from further water damage would help to meet the Master Plan's goals for historic preservation. The Master Plan also identifies the Groton Public Library as a valuable cultural amenity with one of the highest utilization rates per capita in Massachusetts.

The Planning Board applauds the Groton Public Library's efforts and is pleased to offer this letter of support for their application to the Community Preservation Committee. The proposed project would be a very worthy and appropriate use of Community Preservation Act funds.

Sincerely,

Takashi Tada
Land Use Director/Town Planner

February 4, 2019

Groton Historic Districts Commission
173 Main Street
Groton, MA 01450

Groton Community Preservation Committee
173 Main Street
Groton, MA 01450

Dear Community Preservation Committee,

The Groton Historic Districts Commission (HDC) would like to voice its support for the Groton Public Library's CPC application. Vanessa Abraham, Groton Public Library Director, presented the project to the HDC. The HDC is in agreement, that the proposed work is needed and will adhere to the appropriateness of the district.

The Groton Historic Districts Commission voted unanimously in favor to support the Groton Public Library Project at its January 29, 2019 meeting.

Respectfully,

Peter Benedict, HDC Chair
Maureen Giattino, Vice Chair
Elena Beleno Carney
Elaine Chamberlain
Laura Moore
Greg Premru
George Wheatley



Project Name : Groton Public Library
 Project Number: 2017054.01
 Date: 03/07/2019
 Client: Groton Public Library

95% SUBMISSION COST ESTIMATE
 SUMMARY

Scope of Work	Direct Costs	General Conditions	Mobilization	Bonds & Insurance	Overhead & Profit	Subtotal	Contingency	Base Bid	Alternate 1	Alternate 2	Alternate 3	Option 1 - Base Bid
		10%	10%	3%	15%		15%					
1893 Steep Slope Roof	\$194,227	\$19,422.70	\$19,422.70	\$5,826.81	\$29,134.05	\$268,033	\$40,204.99	\$309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000
1999 Steep Slope Roof	\$205,226	\$20,522.60	\$20,522.60	\$6,156.78	\$30,783.90	\$283,212	\$42,481.78	\$326,000	\$ 326,000	\$ 326,000	\$ 326,000	\$ -
Low Slope Roofs	\$120,810	\$12,081.00	\$12,081.00	\$3,624.30	\$18,121.50	\$166,718	\$25,007.67	\$192,000	\$ 192,000	\$ 192,000	\$ 192,000	\$ 192,000
Wood Window Repairs	\$40,000	\$4,000.00	\$4,000.00	\$1,200.00	\$6,000.00	\$55,200	\$8,280.00	\$64,000	\$ -	\$ -	\$ -	\$ 64,000
Masonry Repairs	\$75,250	\$7,525.00	\$7,525.00	\$2,257.50	\$11,287.50	\$103,845	\$15,576.75	\$120,000	\$ 120,000	\$ -	\$ -	\$ 120,000
Window Sealants	\$20,400	\$2,040.00	\$2,040.00	\$612.00	\$3,060.00	\$28,152	\$4,222.80	\$33,000	\$ 33,000	\$ 33,000	\$ -	\$ 33,000
Option 1 - 1999 Synthetic Slate	\$139,226	\$13,922.60	\$13,922.60	\$4,176.78	\$20,883.90	\$192,132	\$28,819.78	\$ -	\$ -	\$ -	\$ -	\$ 220,952
Total								\$1,044,000	\$980,000	\$860,000	\$827,000	\$ 938,952

Notes:

Option 1 is an informational cost estimate only and has not been included in the design documents. This estimate is for representation of alternate roof shingle materials per the request of the library trustees

Totals for this preliminary estimate are rounded up to the nearest \$1,000 increments.

Estimates are based on 2019 public sector pricing and include 15% contingency in the event of unforeseen conditions are encountered either during the design development or construction phases of the project. These estimates are based on performing the work during normal business hours while the building remains occupied. GRLA does not recommend using these order-of-magnitude estimates for sensitive budgeting.

95% SUBMISSION COST ESTIMATE

1893 Slate Roof Replacement	Quantity	Unit	Unit Price	Total
Demolition	3,100	SF	\$2.00	\$6,200
Slate Shingles	3,100	SF	\$40.00	\$124,000
Synthetic Roof Underlayment	3,100	SF	\$0.50	\$1,550
Self-Adhered Modified Bitumen	2,500	SF	\$2.00	\$5,000
Copper Flashings				
Ridge	110	LF	\$20.00	\$2,200
Hip	115	LF	\$20.00	\$2,300
Valley	100	LF	\$20.00	\$2,000
Deck Repair (5%)	150	SF	\$6.00	\$900
Subtotal				\$144,150
Flat Seam Copper Roof Replacement	Quantity	Unit	Unit Price	Total
Demolition	125	SF	\$2.00	\$250
Copper skylight	1	unit	\$16,850.00	\$16,850
Copper Pans	125	SF	\$35.00	\$4,375
Self-Adhered Modified Bitumen	125	SF	\$2.00	\$250
Copper Flashings				
Edge	60	LF	\$20.00	\$1,200
Deck Repair (5%)	8	SF	\$6.00	\$48
Subtotal				\$22,973
1893 Roof Drainage System	Quantity	Unit	Unit Price	Total
1893 - Gutter Demolition	175	LF	\$2.00	\$350
1893 - Downspout Demolition	70	LF	\$2.00	\$140
1893 - 6" Copper Gutter	150	LF	\$125.00	\$18,750
6" Copper Lined Gutter	25	LF	\$100.00	\$2,500
1893 - 5" Copper Downspouts	70	LF	\$30.00	\$2,100
Subtotal				\$23,840
Snow Management System Replacement	Quantity	Unit	Unit Price	Total
Demolition	32	LF	\$2.00	\$64
Three Pipe Snow Rail System	32	LF	\$100.00	\$3,200
Subtotal				\$3,264
Subtotal - Direct Costs				\$194,227
General Conditions (10%)				\$19,423
Mobilization (10%)				\$19,423
Bonds & Insurance (3%)				\$5,827
Overhead & Profit (15%)				\$29,134
Subtotal				\$268,033
Contingency (15%)				\$40,205
Total - 1893 Roof Replacement				\$309,000



Project Name : Groton Public Library
 Project Number: 2017054.01
 Date: 03/05/2019
 Client: Groton Public Library

95% SUBMISSION COST ESTIMATE

1999 Slate Roof Replacement	Quantity	Unit	Unit Price	Total
Demolition	3,300	SF	\$2.00	\$6,600
Slate Shingles	3,300	SF	\$40.00	\$132,000
Synthetic Roof Underlayment	3,300	SF	\$0.50	\$1,650
Self-Adhered Modified Bitumen	2,300	SF	\$2.00	\$4,600
Copper Flashings				
Ridge	20	LF	\$20.00	\$400
Hip	90	LF	\$20.00	\$1,800
Valley	80	LF	\$20.00	\$1,600
Edge	150	LF	\$20.00	\$3,000
Deck Repair (5%)	150	SF	\$6.00	\$900
Subtotal				\$152,550
1999 Roof Drainage System	Quantity	Unit	Unit Price	Total
1999 - Gutter Demolition	200	LF	\$2.00	\$400
1999 - Downspout Demolition	100	LF	\$2.00	\$200
1999 - 6" Copper Gutter	200	LF	\$125.00	\$25,000
1999 - 5" Copper Downspouts	100	LF	\$30.00	\$3,000
Subtotal				\$28,600
Snow Management System Replacement	Quantity	Unit	Unit Price	Total
Demolition	138	LF	\$2.00	\$276
Three Pipe Snow Rail System	138	LF	\$100.00	\$13,800
Subtotal				\$14,076
Structural Repairs to Roof	Quantity	Unit	Unit Price	Total
Structural Repairs	1	LS	\$10,000.00	\$10,000
Subtotal				\$10,000
Subtotal				\$205,226
General Conditions (10%)				\$20,523
Mobilization (10%)				\$20,523
Bonds & Insurance (3%)				\$6,157
Overhead & Profit (15%)				\$30,784
Subtotal				\$283,212
Contingency (15%)				\$42,482
Total - 1999 Sloped Roof Replacement				\$326,000



Project Name : Groton Public Library
 Project Number: 2017054.01
 Date: 03/05/2019
 Client: Groton Public Library

95% SUBMISSION COST ESTIMATE

1999 Roof Replacement - Synthetic Slate Shingles	Quantity	Unit	Unit Price	Total
Demolition	3,300	SF	\$2.00	\$6,600
Synthetic Slate Shingles	3,300	SF	\$20.00	\$66,000
Synthetic Roof Underlayment	3,300	SF	\$0.50	\$1,650
Self-Adhered Modified Bitumen	2,300	SF	\$2.00	\$4,600
Copper Flashings				
Ridge	20	LF	\$20.00	\$400
Hip	90	LF	\$20.00	\$1,800
Valley	80	LF	\$20.00	\$1,600
Edge	150	LF	\$20.00	\$3,000
Deck Repair (5%)	150	SF	\$6.00	\$900
Subtotal				\$86,550
1999 Roof Drainage System	Quantity	Unit	Unit Price	Total
1999 - Gutter Demolition	200	LF	\$2.00	\$400
1999 - Downspout Demolition	100	LF	\$2.00	\$200
1999 - 6" Copper Gutter	200	LF	\$125.00	\$25,000
1999 - 5" Copper Downspouts	100	LF	\$30.00	\$3,000
Subtotal				\$28,600
Snow Management System Replacement	Quantity	Unit	Unit Price	Total
Demolition	138	LF	\$2.00	\$276
Three Pipe Snow Rail System	138	LF	\$100.00	\$13,800
Subtotal				\$14,076
Structural Repairs to Roof	Quantity	Unit	Unit Price	Total
Structural Repairs	1	LS	\$10,000.00	\$10,000
Subtotal				\$10,000
Subtotal				\$139,226
General Conditions (10%)				\$13,923
Mobilization (10%)				\$13,923
Bonds & Insurance (3%)				\$4,177
Overhead & Profit (15%)				\$20,884
Subtotal				\$192,132
Contingency (15%)				\$28,820
Total - 1999 Sloped Roof Replacement				\$221,000



Project Name : Groton Public Library
 Project Number: 2017054.01
 Date: 03/05/2019
 Client: Groton Public Library

95% SUBMISSION COST ESTIMATE

Modified Bituminous Membrane Roof	Quantity	Unit	Unit Price	Total
Demolition of existing EPDM Roof System	2,000	SF	\$2.00	\$4,000
Installation of Mod. Bit Roof System	2,000	SF	\$23.00	\$46,000
Metal Wall Panels	1,300	SF	\$20.00	\$26,000
Replace Skylights	4	EA	\$6,000.00	\$24,000
Mech Disconnects/Reconnects	1	LS	\$10,000.00	\$10,000
Replace Door and Add Step	1	EA	\$3,500.00	\$3,500
Replace Roof Drains	2	EA	\$2,500.00	\$5,000
Expansion Joint				
Horizontal	48	LF	\$35.00	\$1,680
Vertical	18	LF	\$35.00	\$630
Subtotal				\$120,810



Project Name : Groton Public Library
Project Number: 2017054.01
Date: 03/05/2019
Client: Groton Public Library

95% SUBMISSION COST ESTIMATE

Masonry Repairs	Quantity	Unit	Unit Price	Total
Stone Repairs	10	EA	\$500.00	\$5,000
Cracked/Spalled Brick Replacement	30	EA	\$125.00	\$3,750
Foundation Through-Wall flashing	35	LF	\$300.00	\$10,500
Mortar Replacement	2,500	SF	\$20.00	\$50,000
Add Masonry Expansion Joints	200	LF	\$30.00	\$6,000
Subtotal				\$75,250



Project Name : Groton Public Library
Project Number: 2017054.01
Date: 02/01/2019
Client: Groton Public Library

95% SUBMISSION COST ESTIMATE

Wood Window Repairs	Quantity	Unit	Unit Price	Total
Wood Window Restoration	20	EA	\$1,500.00	\$30,000
Wood Window Painting	20	EA	\$500.00	\$10,000
Subtotal				\$40,000



Project Name : Groton Public Library

Project Number: 2017054.01

Date: 03/05/2019

Client: Groton Public Library

95% SUBMISSION COST ESTIMATE

Window and Door Sealants	Quantity	Unit	Unit Price	Total
Window and Door Perimeter Sealants	1,700	LF	\$12.00	\$20,400
Subtotal				\$20,400

**Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125**

Town Groton
Place (neighborhood or village)
Groton Center

Address 99 Main Street

Historic Name	Groton Public Library
----------------------	-----------------------

Uses: Present Library

Original Library

Date of Construction 1893

Source	Town report
--------	-------------

Style/Form Classical Revival

Architect/Builder Arthur Rotch, arch.; Chas. Dodge, builder

Exterior Material:

Foundation Stone

Wall/Trim Brick

Roof Slate shingles

Outbuildings/secondary structure

Major Alterations (with dates)

Major addition to rear, 1999

Condition Excellent

Moved no ☒ yes ☐ Date

Acreage 1

Setting Town center

Sketch Map

North Toward Top

113-39 113-41 113-38 113-36 113-37 113-24 113-20 113-19 113-18 113-17 113-16 113-15 113-14 113-13 113-12 113-11 116-11 116-12 116-2 116-1

PLAYGROUND ROAD

MAIN STREET (RTE 119 & 225)

LOWELL ROAD (RT 116)

POWDERHOUSE ROAD

SHEEDY

Detailed description: This is a sketch map of a residential area. The map shows several streets: Playground Road (diagonal), Main Street (RTE 119 & 225) (vertical), Lowell Road (RT 116) (diagonal), Powderhouse Road (diagonal), and Sheedy (diagonal). Lots are numbered with their address ranges: 113-39 to 113-13 along Playground Road; 113-11 and 116-1 along Lowell Road; 116-11 and 116-12 along Powderhouse Road; and 113-11 and 116-2 along Main Street. Lot 113-19 is highlighted with a darker shading. The map is oriented with North toward the top.

Recorded by Sanford Johnson

Organization Groton Historical Commission

Date (month/year) 6/06

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

- * The GPL is a 4-bay, 1-1/2-story Classical Revival style design with a ridge hipped roof built of yellow brick with a wing on the south side that is set back from the façade; an enclosed gabled entry porch in the center of the principal elevation and a modern rear addition of 3 stories as seen from the rear
- * Decorative features consist of the tall brick chimney rising from the south roof slope with pronounced corbel, string and beltcourses done in masonry across the façade, the gabled entry porch with a bas relief in the tympanum over an entablature which is supported by paired Ionic fluted columns, square pilasters flanking the entry which has a classical surround including a cornice with consoles at the corners; a copper ventilator marks the rear slope of the roof
- * Windows in the main block are tripartite round headed sash with brick hoods and stone lintels on either side of the entry and grouped fixed square 6-pane sash in the south wing
- * The library is set close to the road and across Main Street from the First Parish Church
- * The c. 1995 addition is thoughtfully done in yellow brick and adopts design elements from the original building including window placement, roof shape and material and wall ornament such as the beltcourse
- * While it is much smaller than the brick town hall, the library is the only civic building in the town center that is comparable to it due to the construction material and the similarly high quality of the late Victorian period design

HISTORICAL NARRATIVE

☐ see continuation sheets

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners /occupants played within the community.

Construction of the Groton Public Library was completed in 1893 according to plans drawn by Harvard and MIT-trained Boston architect Arthur Rotch (1850-1894) of Rotch and Tilden, and under the supervision of builder Charles H. Dodge. Mr. Dodge (d. 1921), a native of West Groton, and later president of the C. H. Dodge Construction Co. with offices on Common Street and Devonshire Street in Boston in 1905, also built the Acton and Watertown Libraries, Wellesley College Art Museum, John Hancock Building on Devonshire Street, Boston, the Groton Water Co. Pumping Station, Shawfieldmont (176 Main Street), possibly the stone tower on Gibbet Hill and his own house on Pleasant Street in 1892. The construction was the culmination of decades of effort by local residents to obtain a building to function specifically as a library. A social lending library had been established in the 1796 which was folded into a second competing library in the 1830. In 1854, Abbott Lawrence, ambassador to the Court of St. James, namesake of Lawrence Academy, founder of textile mills in the Massachusetts city that bears his name and grandfather of the architect, donated \$500, voted unanimously at town meeting in March 1854 to be matched by the town, for the creation of a public library which, once established, was kept in a store at the corner of Main Street and Station Avenue, later in Town Hall and still later in Liberty Hall, formerly located at Main and Court Streets (burned 1878, after which, the library returned to Town Hall). In 1891, Mrs. Charlotte Sibley (1819-1902), tenant at 98 Main Street (MHC #24) donated the current lot of land and \$4000 for a library if the town would agree to raise \$15000. This was done in addition to acquiring \$10000 in private donations, some of which also came from Ms. Sibley. The storekeeper Michael Sheedy (148 Main Street, MHC #144) was chairman of the building committee and had a such a difficult time getting the gift and subsequent commitment to raise \$15,000 accepted at town meetings in 1891 that former governor George S. Boutwell (of 172 Main Street, MHC #4) came up from Washington DC in order to speak in its behalf on two occasions, thereby assuring the article's passage. The building was

BIBLIOGRAPHY and/or REFERENCES

☐ continuation sheet

Butler, pp. 225-226; Tercentenary Booklet, p. 31; 1889 Walker atlas; Previous GHS research; Resident directories, 1918, 1929; Undated (1992?) Groton Herald article by Helen McCarthy Sawyer; Report of Free Public Library Commission, 1899; 1888 resident directory; Sawyer, "People and Places of Groton", pp. 3, 45-46; "More People and Places of Groton", pp. 73, 93; May, "Groton Houses", pp. 97-98, 225; Dr. Green, pamphlet: "History of the Groton Massachusetts Public Library"; "Free Public Libraries of Massachusetts", pp. 148-150; <http://www.gpl.org/about/150.htm>;

**** All properties mentioned in bold type are individually inventoried resources**

- ☒ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement Form.

INVENTORY FORM CONTINUATION SHEET**Town**
Groton**Property Address**

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, Massachusetts 02125

Area(s)**Form No.****99 Main Street Historical Narrative**

dedicated on May 18, 1893. The 57 years' service (1891-1948) of librarian Emma F. Blood, resident of 258 Main Street (MHC #179), and the 15 years' service of librarian Jennie Thayer (1876-1891), are commemorated in the local history reading room. The 1899 Report of the Free Public Library Commission indicates the collection was moved from Town Hall into the left wing of the building in June, 1893. At that time, the historical room occupied its current location right of the entrance; the trustees' room was to the left; the basement contained a spot for books rarely called for as well as Sibley Hall which housed the overflow of objects from the historical room. Funding was by annual appropriation and from proceeds of the dog tax. The librarian was paid \$200 per year, the janitor \$125. Volumes in the library in 1898 numbered 8,145 and circulation was 10,839. Donations to the library other than those of Ms. Sibley and Mr. Lawrence include \$2,000 from Willard Dalrymple of Charlestown and 583 Lowell Road (MHC #165); \$1,000 from the estate of Augustus Kimball Fletcher, a Groton native from Chippewa Falls, WI and \$1,000 from Luther Blood of 1 Powderhouse Road (MHC #143). Michael Sheedy was a trustee for 52 years and Martha Lawrence for 35 years. The local author Helen McCarthy Sawyer was also a trustee and notes that the interior was remodeled in 1910 and wired for lights in 1911, the Sibley Hall was put to use as a children's room in 1929 and windows were added and the stacks lowered in 1955, the stacks having previously been accessible only to the librarian. The major rear addition was completed c. 1995.

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, Massachusetts 02125

99 Main Street

Town
Groton

Property Address

Area(s)

Form No.



Massachusetts Historical Commission

Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community Groton
Property Address
99 Main Street

Area(s)
Y

Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible **X**

Eligible only in a historic district

Contributing to a potential historic district **X**

Potential historic district

Criteria: **X** A B **X** C D

Criteria considerations: A B C D E F G

Statement of significance by: Sanford Johnson

The criteria that are checked in the above sections must be justified here.

The Classical Revival Style Groton Public Library at 99 Main Street is potentially eligible for the National Register of Historic Places as an individual resource at the local level. Construction of the Groton Public Library was completed in 1893 according to plans drawn by Harvard and MIT-trained Boston architect Arthur Rotch (1850-1894) of Rotch and Tilden, and under the supervision of builder Charles H. Dodge. The construction was the culmination of decades of effort by local residents to obtain a building to function specifically as a library. In 1891, Mrs. Charlotte Sibley donated the current lot of land and \$4000 for a library if the town would agree to raise \$15000. This was done in addition to acquiring \$10000 in private donations, some of which also came from Ms. Sibley. The storekeeper Michael Sheedy (148 Main Street, MHC #144) was chairman of the building committee and had a such a difficult time getting the gift and subsequent commitment to raise \$15,000 accepted at town meetings in 1891 that former governor George S. Boutwell (of 172 Main Street, MHC #4) came up from Washington DC in order to speak in its behalf on two occasions, thereby assuring the article's passage. The building was dedicated on May 18, 1893. The building's associations with historic educational activity in Groton establish its significance under Criterion A. The design of the yellow brick building's arched window tops and columniated entry porch, the surviving historic exterior materials and architectural details make the property eligible under Criterion C. The library retains integrity of design, materials, setting and workmanship.

Massachusetts Historical Commission
Attention: Ms. Betsy Friedberg
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

August 18, 2017

Dear Ms. Friedberg,

In 2007 Sanford Johnson submitted various documents and photos regarding the Groton Public Library (GPL) to the Massachusetts Historical Commission. I am writing to request that this information be reviewed so the GPL may be considered for addition to the National Register of Historic Places. I have included copies of the documents Mr. Johnson submitted as well as current photos for your review. Please call Library Trustee Nancy Wilder (978-501-6012) or me with any questions.

Thank you! I look forward to hearing from you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Vanessa Abraham", with a long, sweeping horizontal line extending to the right.

Vanessa Abraham
Library Director
Groton Public Library
99 Main Street
Groton, MA 01450
978-448-2652
vabraham@gpl.org

GR0-146

FORM B - Building

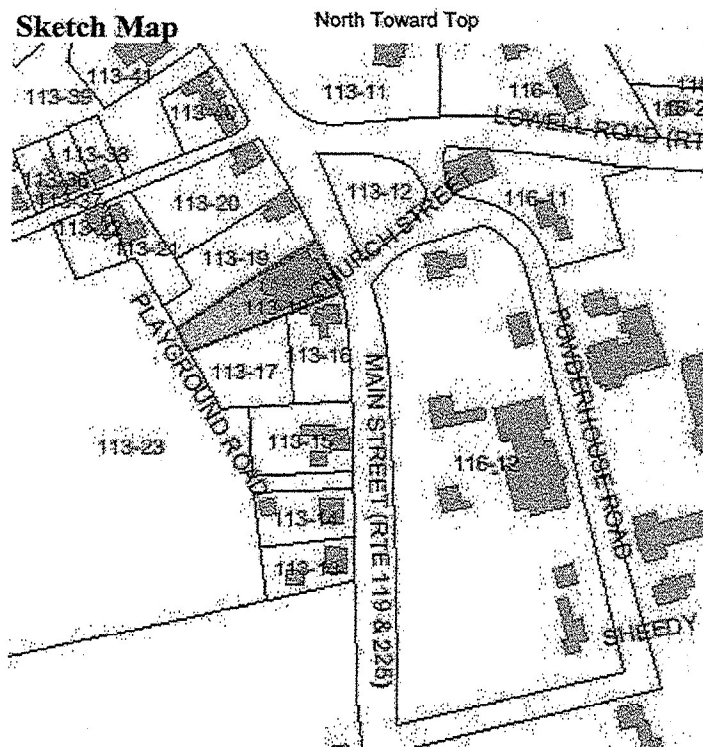
Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Photograph

(3"x3" or 3-1/2x5" black and white only) Label photo on back with town and property address. Record film roll and negative numbers here on form. Staple photo to left side of form over this space. Attach additional photos to continuation sheets.

Roll Negative(s)

Sketch Map



Recorded by Sanford Johnson

Organization Groton Historical Commission

Date (month/year) 6/06

Map and Lot # 113 18 USGS Quad Area(s) Y Form Number 146

Town Groton

Place (neighborhood or village)

Groton Center

Address 99 Main Street

Historic Name Groton Public Library

Uses: Present Library

Original Library

Date of Construction 1893

Source Town report

Style/Form Classical Revival

Architect/Builder Arthur Rotch, arch.; Chas. Dodge, builder

Exterior Material:

Foundation Stone

Wall/Trim Brick

Roof Slate shingles

Outbuildings/secondary structure

Major Alterations (with dates)

Major addition to rear, 1999

Condition Excellent

Moved no ☒ yes ☐ Date

Acreage 1

Setting Town center

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

RECEIVED

MAR 13 2007

MASS. HIST. COMM.

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2012

MACRIS No. 620,146



BUILDING FORM**ARCHITECTURAL DESCRIPTION**☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

- * The GPL is a 4-bay, 1-1/2-story Classical Revival style design with a ridge hipped roof built of yellow brick with a wing on the south side that is set back from the façade; an enclosed gabled entry porch in the center of the principal elevation and a modern rear addition of 3 stories as seen from the rear
- * Decorative features consist of the tall brick chimney rising from the south roof slope with pronounced corbel, string and beltcourses done in masonry across the façade, the gabled entry porch with a bas relief in the tympanum over an entablature which is supported by paired Ionic fluted columns, square pilasters flanking the entry which has a classical surround including a cornice with consoles at the corners; a copper ventilator marks the rear slope of the roof
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HISTORICAL NARRATIVE☐ see continuation sheets

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners /occupants played within the community.

Construction of the Groton Public Library was completed in 1893 according to plans drawn by Harvard and MIT-trained Boston architect Arthur Rotch (1850-1894) of Rotch and Tilden, and under the supervision of builder Charles H. Dodge. Mr. Dodge (d. 1921), a native of West Groton, and later president of the C. H. Dodge Construction Co. with offices on Common Street and Devonshire Street in Boston in 1905, also built the Acton and Watertown Libraries, Wellesley College Art Museum, John Hancock Building on Devonshire Street, Boston, the Groton Water Co. Pumping Station, Shawfieldmont (176 Main Street), possibly the stone tower on Gibbet Hill and his own house on Pleasant Street in 1892. The construction was the culmination of decades of effort by local residents to obtain a building to function specifically as a library. A social lending library had been established in the 1796 which was folded into a second competing library in the 1830. In 1854, Abbott Lawrence, ambassador to the Court of St. James, namesake of Lawrence Academy, founder of textile mills in the Massachusetts city that bears his name and grandfather of the architect, donated \$500, voted unanimously at town meeting in March 1854 to be matched by the town, for the creation of a public library which, once established, was kept in a store at the corner of Main Street and Station Avenue, later in Town Hall and still later in Liberty Hall, formerly located at Main and Court Streets (burned 1878, after which, the library returned to Town Hall). In 1891, Mrs. Charlotte Sibley (1819-1902), tenant at 98 Main Street (MHC #24) donated the current lot of land and \$4000 for a library if the town would agree to raise \$15000. This was done in addition to acquiring \$10000 in private donations, some of which also came from Ms. Sibley. The storekeeper Michael Sheedy (148 Main Street, MHC #144) was chairman of the building committee and had a such a difficult time getting the gift and subsequent commitment to raise \$15,000 accepted at town meetings in 1891 that former governor George S. Boutwell (of 172 Main Street, MHC #4) came up from Washington DC in order to speak in its behalf on two occasions, thereby assuring the article's passage. The building was

BIBLIOGRAPHY and/or REFERENCES☐ continuation sheet

Butler, pp. 225-226; Tercentenary Booklet, p. 31; 1889 Walker atlas; Previous GHS research; Resident directories, 1918, 1929; Undated (1992?) Groton Herald article by Helen McCarthy Sawyer; Report of Free Public Library Commission, 1899; 1888 resident directory; Sawyer, "People and Places of Groton", pp. 3, 45-46; "More People and Places of Groton", pp. 73, 93; May, "Groton Houses", pp. 97-98, 225; Dr. Green, pamphlet: "History of the Groton Massachusetts Public Library"; "Free Public Libraries of Massachusetts", pp. 148-150; <http://www.gpl.org/about/150.htm>;

**** All properties mentioned in bold type are individually inventoried resources**

- ☒ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement Form.

GRD.146

INVENTORY FORM CONTINUATION SHEET

Town
Groton

Property Address

Massachusetts Historical Commission
220 Morrissey Boulevard
Massachusetts Archives Building
Boston, Massachusetts 02125

Area(s)
A, y

Form No. 146

99 Main Street Historical Narrative

dedicated on May 18, 1893. The 57 years' service (1891-1948) of librarian Emma F. Blood, resident of 258 Main Street (MHC #179), and the 15 years' service of librarian Jennie Thayer (1876-1891), are commemorated in the local history reading room. The 1899 Report of the Free Public Library Commission indicates the collection was moved from Town Hall into the left wing of the building in June, 1893. At that time, the historical room occupied its current location right of the entrance; the trustees' room was to the left; the basement contained a spot for books rarely called for as well as Sibley Hall which housed the overflow of objects from the historical room. Funding was by annual appropriation and from proceeds of the dog tax. The librarian was paid \$200 per year, the janitor \$125. Volumes in the library in 1898 numbered 8,145 and circulation was 10,839. Donations to the library other than those of Ms. Sibley and Mr. Lawrence include \$2,000 from Willard Dalrymple of Charlestown and 583 Lowell Road (MHC #165); \$1,000 from the estate of Augustus Kimball Fletcher, a Groton native from Chippewa Falls, WI and \$1,000 from Luther Blood of 1 Powderhouse Road (MHC #143). Michael Sheedy was a trustee for 52 years and Martha Lawrence for 35 years. The local author Helen McCarthy Sawyer was also a trustee and notes that the interior was remodeled in 1910 and wired for lights in 1911, the Sibley Hall was put to use as a children's room in 1929 and windows were added and the stacks lowered in 1955, the stacks having previously been accessible only to the librarian. The major rear addition was completed c. 1995.

680.146

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community Groton
Property Address
99 Main Street

Area(s)

Y, A

Form No. 146

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible ☒ X

Eligible only in a historic district

Contributing to a potential historic district ☒ X

Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of significance by: Sanford Johnson

The criteria that are checked in the above sections must be justified here.

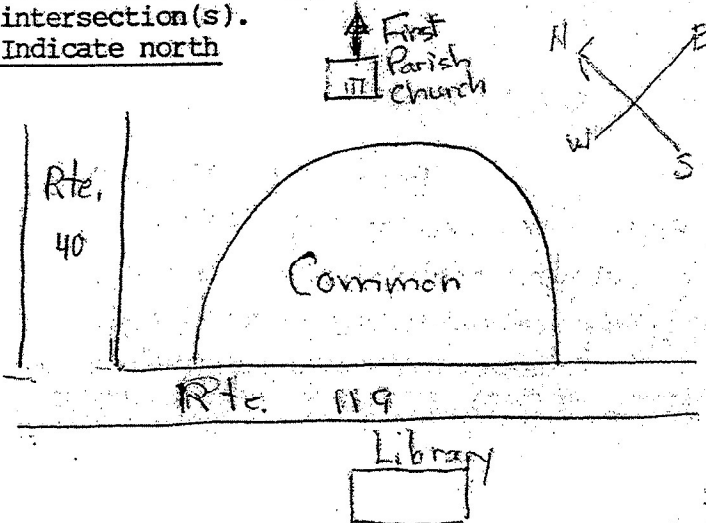
The Classical Revival Style Groton Public Library at 99 Main Street is potentially eligible for the National Register of Historic Places as an individual resource at the local level. Construction of the Groton Public Library was completed in 1893 according to plans drawn by Harvard and MIT-trained Boston architect Arthur Rotch (1850-1894) of Rotch and Tilden, and under the supervision of builder Charles H. Dodge. The construction was the culmination of decades of effort by local residents to obtain a building to function specifically as a library. In 1891, Mrs. Charlotte Sibley donated the current lot of land and \$4000 for a library if the town would agree to raise \$15000. This was done in addition to acquiring \$10000 in private donations, some of which also came from Ms. Sibley. The storekeeper Michael Sheedy (148 Main Street, MHC #144) was chairman of the building committee and had a such a difficult time getting the gift and subsequent commitment to raise \$15,000 accepted at town meetings in 1891 that former governor George S. Boutwell (of 172 Main Street, MHC #4) came up from Washington DC in order to speak in its behalf on two occasions, thereby assuring the article's passage. The building was dedicated on May 18, 1893. The building's associations with historic educational activity in Groton establish its significance under Criterion A. The design of the yellow brick building's arched window tops and columniated entry porch, the surviving historic exterior materials and architectural details make the property eligible under Criterion C. The library retains integrity of design, materials, setting and workmanship.

AM.B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

#10

LHD 7/19/04 GRO.146
A1 GWT USGS 4/1/00
SEPA

AREA

FORM NO.

A4 127

146

Town Groton - MA.

Address 49 Main St. - Groton

Historic Name Groton Public Library

Use: Present Public Library

Original Public Library

DESCRIPTION

Date Dedicated 1893

Source Paper read before Groton Historical Society - 1893 (revised 1905)
Style Ionic columns

Architect Arthur Ratch, grandson of original donor
Exterior Wall Fabric brick (yellow)

Outbuildings none

Major Alterations (with dates)

Condition Very good

Moved X Date

Acreage (24,287 $\frac{3}{4}$ sq ft) $\frac{1}{3}$ acre

Setting located on Main St. (Route 119) - parking lot in rear - across from town-owned

Common - shrubbery and bulbs against front of building
Recorded by Mary E. Ripley

Organization Groton Historical Commission

Date 1988 - Jan, 1990 1987-88 April, 1991

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Only building in town built with yellow bricks -
Ionic columns - capital has "spiral-like" scrolls
or volutes. - column shafts are fluted - entablature is plain

Double columns?

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

1854 - Hon. Abbot Lawrence (Minister to England) - Groton resident - donated \$1000. toward formation of a public library. One of first public libraries in Massachusetts (antedates Boston Public Library). Originally, books kept in Mrs. Blake's store, corner of Main St. and Station Ave. Later in the Town Hall, and in 1869 to Liberty Hall (corner of Main St. and Court St.)
1891 - Mrs. Charlotte Sibley offered ground plot on Main St. and \$4000. toward a new building if the Town would appropriate \$15,000. The Town did so, and additional \$16,000. was raised by private subscription. A vote to borrow the \$15,000. was passed at April 2, 1892 Town meeting, payment to be in 4 installments, the first (\$3000.) to be raised in 1892. Charles H. Dodge was the builder.

BIBLIOGRAPHY and/or REFERENCES

centenary Bklet - 1655-1955

"The Groton Public Library" (a paper read before the Groton Historical Society in 1898)
by Mary T. Shumway
(revised 1965)

Diary of Lucy B. Abbot (excerpts from) (as quoted in "Groton Houses" by Virginia May)

"The Groton Public Library (1976) - by the Friends of the Groton Public Library"

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Groton
Groton, M.A.

Form No:
B

Property Name: Groton Public Library

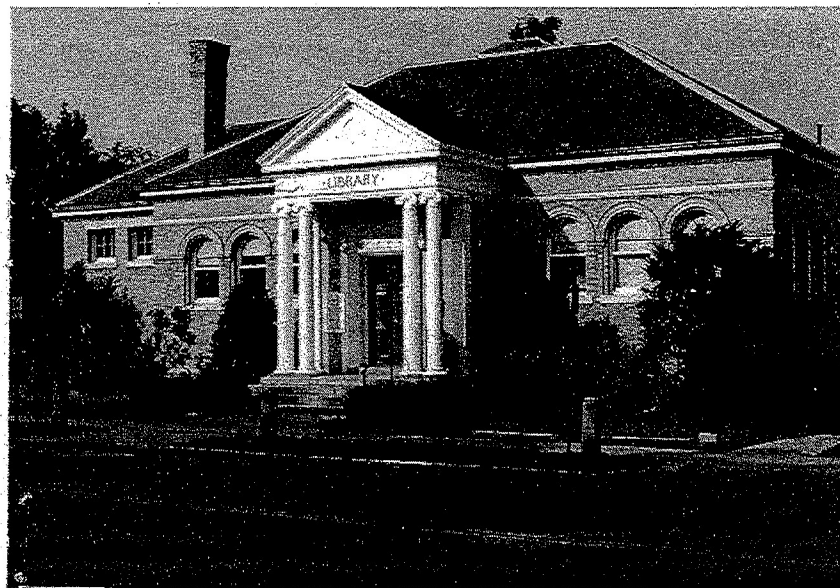
Indicate each item on inventory form which is being continued below.

Continuation of " Historical Significance "

From the minutes of the October 13, 1897 meeting of the Library Board of Trustees

" Resolved that the Library Board of Trustees of the Groton Public Library improve the opportunity in the absence of their esteemed associate Mrs. Charlotte Langdon Sibley, to cause to be entered on its Record Book with grateful mention of her large hearted and wise public spirit, our several and united thanks ----- "

" Resolved with the unquestionable approbation of the Public Mind that the South and West rooms on the basement floor be henceforth be called ' Sibley Hall ' to the end that her name and memory may be permanently connected with the institution whereof her rare enthusiasm manifested in constant little deeds of benefit which hide themselves away, deserved hardly less than her most generous donations of land and money, a lasting monument and long remembrance ; and the appellation ' Sibley Hall ' be at once placed on or over these rooms, or on the interior wall opposite the door as may be thought best. "



Staple to Inventory form at bottom

Clear

F. Earland Gilson

7' W 293.04 feet

Land of Charles Gerrish
N. 17° 5' W. 49 1/2 feet

Well

Land of Alden Warren
N 66° 10' E. 222.09 feet

"Library" site

Area 24287 1/2 Square feet

Scale 40 feet one inch

Surveyed, April 13/891

13 Acres

A certain parcel of land situated in Groton on the Wly side of Main Street nearly opposite Lawrence Academy and bounded as follows; -
at the Wly corner of the premises at a stone post at said Main St.
Land of Alden Warren.

- ence South 13° 30' E. by said street 110 ft.;
- South 79° 10' W. by land of Earland Gilson 293.4 ft. to land of Charles Gerrish;
- North 17° 5' W. by land of said Gerrish 49 1/2 ft. to land of said Warren;
- North 66° 10' E. by land of said Warren 222.9 ft.;
- North 71° E. by land of said Warren 79.08 ft. to point of bg.

"Library" site.

to the Inhabitants of the Town of Groton from Charlotte A.L. Sibley, Groton
April 22, 1891 2038-251

New Book Brings to Light Career of Groton Library Architect Arthur Ro

by Helen McCarthy Sawyer

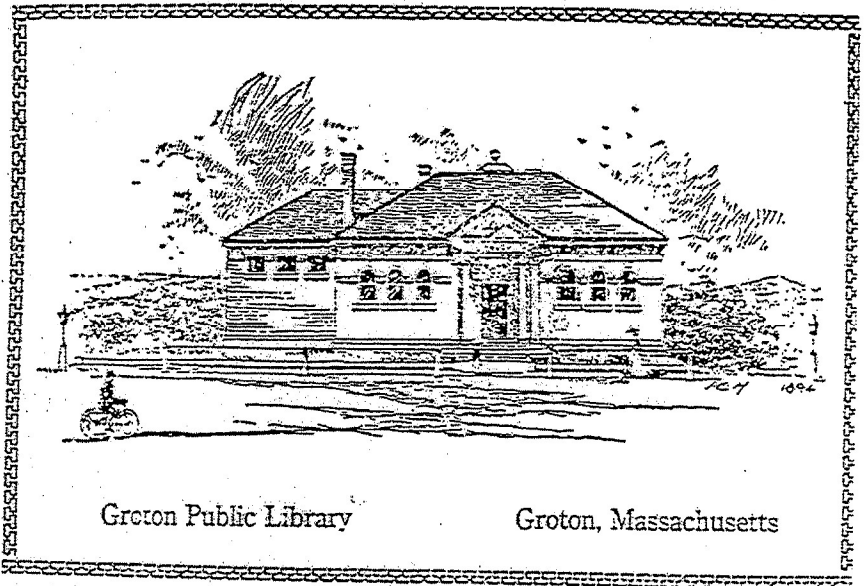
I deeply appreciate the material about the art and architecture of Arthur Rotch so generously supplied me by author Harry Katz. Quoting Mr. Katz: "Architecturally, the (Groton Public) Library reflects the influence of the Classical Revival in American architecture which developed in the 1880s. Those looking for direct sources might compare the library with the 1889 yellow brick addition to the Massachusetts State House (Charles Brigham designed the addition; Charles Bulfinch designed the State House in 1795).

Books have always been a most important part of my life. When I came to Groton in 1932, one of the first places I frequented was the Groton Public Library, that jewel of a building which houses the intellectual nourishment which sustains so many of us.

From time to time I was curious to learn more about Arthur Rotch, the architect who designed this building back in the late 1880s. Harry L. Katz, author of *The Continental Eye, The Art and Architecture of Arthur Rotch*, recently visited our library and has been kind enough to lend me his book.

Most Grotonians, I hope, are aware that almost 100 years ago Charlotte A. L. Sibley offered to give the town a site for a new library building plus \$4,000 toward its construction, to which she later added enough funds to reach the sum of \$12,000, about one-half its total cost. On May 18, 1893, the beautiful, new building was dedicated. Arthur Rotch, its architect, was the grandson of the Honorable Abbott Lawrence, United States Minister to the Court of St. James under the Presidency of Zachary Taylor. Mr. Lawrence had given the first \$500 for books 40 years before. Rotch's services were free to the town. The cost of the land, building and furnishings was \$27,700, of which the town appropriated \$15,000.

But just who was Arthur Rotch other than Mr. Lawrence's grandson? He was born in Boston in 1850 and died there in 1894 at 44 years of age. According to Mr. Katz, his accomplishments were many. With his brothers and sisters, he



established in his father's name the first architectural scholarship in the country, the Rotch Traveling Scholarship, which has become the "Most prestigious award in architectural education," he endowed the architectural library at Massachusetts Institute of Technology; he organized the Architectural Association of Boston; and he was an active member of the Boston Art Club, the St. Botolph Club, and the Boston Architectural Club. Not only was Rotch an architect, but he was also a painter. Some of his watercolors were exhibited in Boston, Philadelphia, London and Paris.

Arthur's father was a tremendous influence in his life. As a descendant of a colonial merchant and heir to a family fortune, Benjamin Rotch was always possessed of a love for the arts and he wanted the fruits of his good fortune. He regarded his wealth as a gift. I was fascinated reading about his life. He seemed to live exactly as he wanted to without regard for expense — and was able to. In fact, three months after Arthur was born, his parents packed up and left for Europe with their children where they lived and traveled about for five years. His mother wished to be nearer her parents who lived in London and Benjamin wanted to study painting in France.

On their return to the United States, Benjamin bought a house on Commonwealth Avenue. Arthur later attended Epes S. Dixwell's Latin School on Boylston Place, a prestigious preparatory for Harvard College, especially. He entered Harvard in 1868 where he studied Italian and German and improved his French. He had already had a fine background in Latin and Greek. He was graduated in the top quarter of his class.

Arthur had started to sketch as a sort of hobby in the 1860s. Influenced by his father's drawings, he seemed to adopt his father's particular style. In 1871, he enrolled in the new Department of Architecture at MIT. Organized by William Robert Ware, a prominent architect, this school was "modeled on the atelier system established at the École des Beaux-Arts" in Paris. He filled his classrooms with antique vases, busts, and architectural casts to be copied freehand by his students. Arthur enrolled in a two-year program open to students who had already received an undergraduate degree. Authorities claim that he received the most comprehensive architectural training available in America.

At the end of his second year, Ware hired him as a draughtsman, but in six months time Arthur left for Paris to study still further. He traveled and sketched in Europe and North Africa doing architectural work and creating watercolor sketches.

In July 1874, Arthur toured Great Britain sketching ruined Cathedrals and Abbeys. Again, greatly influenced by his father, Arthur followed paths his father had traveled 20 years before.

Then he visited France and Italy always sketching and painting watercolors. In North Africa, he produced some of his best work: landscapes, ruins along the Nile, and