

Town of Whately Massachusetts  
COMMUNITY PRESERVATION COMMITTEE

TOWN OF WHATELY  
TOWN CLERK

2022 DEC 12 AM 8:27

### Funding Request Form

Project Title: S. White Dickinson Library Front Steps Renovation

Submission Date: 12/12/22

Full Name of Entity Submitting Application: Whately Library Trustees  
(If submitted on behalf of an organization, please include a statement from an officer of the organization certifying organization's approval.)

Contact Person: Name: Robert F. Smith, Chair

Address: 303 Long Plain Rd. S. Deerfield, MA 01373

Telephone(s): 413-522-1498

Email: bomenagewil@comcast.net

Purpose: Please check all that apply:  Open Space  Community Housing  
 Historic Preservation  Recreation

Full Description of Project: (Attach a separate sheet if necessary.)

See attached

**Requested Attachments:**

- Property address including Whately Assessor's Map, Lot/parcel number with current owner
- Copy of deed to Current Owner, if available
- Description of the property
- Maps if relevant
- Surveys, if available
- Appraisals and Agreements, if available;
- Budget detailing construction/maintenance costs, and funding/revenue sources, if any

Each project request must be submitted to the Community Preservation Committee using the Funding Request Form as a cover sheet. Email submissions are acceptable as long as the time of the email meets the deadline requirement

Amount of Funding Requested: \$ 7,500 \$8000

Fiscal Year	Total Project Costs	CPC Funds Requested	Other Funding Sources (amount and source)
2024	\$ <del>7500</del> 8000	\$ <del>7500</del> 8000	
Total	\$ <del>7500</del> \$8000	\$ <del>7500</del> \$8000	

Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained

**Time Line of Project:**

May-June-July-August 2023 (as weather conditions allow)

**Town Boards/Committees which reviewed the project:**

Library Board of Trustees  
Historical Commission  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*\*\*\*

**For CPC use**

Funding application received on \_\_\_\_\_ by \_\_\_\_\_  
 Acknowledgment of receipt mailed on \_\_\_\_\_ by \_\_\_\_\_

**CPC review**

Further information requested \_\_\_\_\_ by \_\_\_\_\_  
 Requested information received \_\_\_\_\_ by \_\_\_\_\_  
 Meeting with applicant \_\_\_\_\_  
 Final review \_\_\_\_\_  
 Determination \_\_\_\_\_ by \_\_\_\_\_  
 Applicant notified of determination \_\_\_\_\_ by \_\_\_\_\_

Warrant item approved by the Town on \_\_\_\_\_ rejected on \_\_\_\_\_

Funding Request Form  
Community Preservation Committee  
From S. White Dickinson Library Trustees  
12/12/22

Full description of project:

As the Library Trustees are charged with preserving and maintaining not only the collection of materials in the Library, but the building as well, we wish to embark upon a series of renovations/repairs/reconstructions to keep our building sound. Our first endeavor was the lift project which has been successfully completed offering more complete access to the library for all individuals. We now turn our attention to the condition of the front steps, west side of building underneath the main portico.

Our goal is to renovate the steps and surrounding masonry, repair and reconstruct the steps and brick columns as needed, and provide a resilient, weatherproof coating to the finished concrete work. This would not involve a total reconstruction of the steps. Rather, it is a repair project that is completed by a surface coating designed to last for years.

We have reached out to local masons and received only one response. We have asked that mason to stay within a \$7500 budget and provide us details of the scope of work and the materials to be used. Because it is difficult to obtain timely responses from contractors, we are asking to be included in this round of CPA funding so that when good weather has arrived in 2023, we may begin with the project.

We intend to research any materials proposed to be used in the surfacing of the steps. J.D. Ross, Jim Ross, Bob Halla, and Bob Klinger have already begun this work on our behalf.

We are providing you with the application, a copy of the deed for the library plot, and a property card for the library land and building.

I, Howard R. Waite, of Whately, Franklin County, Massachusetts,

for consideration paid, grant to Inhabitants of Whately, a municipal corporation of Whately, Franklin County, Massachusetts

with warranty covenants

The land in said Whately, situate on the easterly side of Chestnut Plain Street, and more particularly bounded and described as follows, viz:--

Beginning at the northwest corner of the parcel herein conveyed, the same being the Southwest corner of land of Michael Farrick, said point being fifty-five one-hundredths (0.55) feet westerly of the center line of an old stone post, and on the easterly line of Chestnut Plain Street, thence S. 5° 00' W., a distance of one hundred and eighty-two and two-tenths (182.2) feet to a point one and five-tenths (1.5) feet easterly of an old stone post marking the northwest corner of land of one Fred W. Bardwell on the easterly line of Chestnut Plain Street; thence S. 79° 30' E., a distance of three hundred and thirty-seven (337.0) feet along land of the aforesaid Bardwell to an iron pipe; thence S. 5° 00' W., a distance of one hundred and forty-eight and five-tenths (148.5) feet along land of the aforesaid Bardwell to an iron pipe in a stone wall at land of one Budar; thence S. 79° 30' E., a distance of six hundred and ninety-one (691.0) feet along the aforesaid stone wall and land of Budar to an iron pipe; thence N. 5° 00' E., a distance of eleven (11.0) feet by a jog in the aforesaid wall to an iron pipe; thence N. 12° 09' E., a distance of three hundred and forty-nine and three-tenths (349.3) feet along land of the grantor and about eighteen (18.0) feet westerly of the center line of a ditch to a stone post at land of Michael Farrick; thence N. 80° 30' W., a distance of one thousand and sixty-two and five one-hundredths (1062.05) feet along land of the aforesaid Farrick to the point of beginning and containing seven and five one-hundredths (7.05) acres, more or less.

The grantor reserves a right of way one rod in width along the northerly line of the above described conveyance, the southerly line of same being sixteen and five-tenths (16.5) feet southerly of and parallel to the northerly line along Michael Farrick throughout its entire course.

Being a portion of the premises conveyed to me by Walter J. Hesser and others by deed dated March 8, 1921, and recorded in Franklin County Registry of Deeds in Book 869, Page 123.

I, Esther W. Waite, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands	and seals	this 14 <sup>th</sup>	day of November 1945	
Arlene Roote Waite			Howard R. Waite	& seal.
to both signatures			Esther W. Waite	& seal.

The Commonwealth of Massachusetts

Franklin, ss.

November 14, 1945

Then personally appeared the above named Howard R. Waite his free act and deed, before me

Arlene Roote Waite Notary Public Notarial seal

My Commission Expires March 30, 1946  
My commission expires -----1946.

FRANKLIN, SS. Received for record November 17, 1945.



# CAI Property Card

Town of Whately, MA

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 202 CHESTNUT PLAIN RD <b>ACRES:</b> 6.99741 <b>PARCEL ID:</b> 39 0 22 <b>LAND USE CODE:</b> 931 <b>CONDO COMPLEX:</b> <b>OWNER:</b> WHATELY TOWN OF <b>CO - OWNER:</b> (DICKINSON LIBRARY) <b>MAILING ADDRESS:</b> TOWN HALL <p style="text-align: center;">WHATELY, MA 01093</p> <b>ZONING:</b> R6 <b>PATRIOT ACCOUNT #:</b> 855	<b>BUILDING STYLE:</b> LIBRARY <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1950 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> BRICK <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> ASPHALT SH
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 11/14/1945 <b>BOOK &amp; PAGE:</b> 884-391 <b>SALE PRICE:</b> <b>SALE DESCRIPTION:</b> INVOLVED GOV <b>SELLER:</b> WAITE HOWARD	<b>BUILDING INTERIOR</b> <b>INTERIOR WALL:</b> PLASTER <b>FLOOR COVER:</b> ASPHL TILE <b>HEAT TYPE:</b> FORCED H/W <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> 0 <b># OF ROOMS:</b> 0 <b># OF BEDROOMS:</b> 0 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 2 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 1 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
<b>PRINCIPAL BUILDING AREAS</b> <b>GROSS BUILDING AREA:</b> 4,020 <b>FINISHED BUILDING AREA:</b> 3,852 <b>BASEMENT AREA:</b> 1,926 <b># OF PRINCIPAL BUILDINGS:</b> 1	
<b>ASSESSED VALUES</b> <b>LAND:</b> 246,800 <b>YARD:</b> 1,600 <b>BUILDING:</b> 254,000 <b>TOTAL:</b> \$502,400	
<b>SKETCH</b>	<b>PHOTO</b>
	<p style="text-align: center; font-size: 2em; opacity: 0.5;">NO PHOTO AVAILABLE</p>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Funding Request Form Addendum  
Community Preservation Committee  
From S. White Dickinson Board of Trustees  
February 17, 2023

Addendum to original proposal:

Since the Board of Trustees' December 2022 application for CPC funding for Library Step repairs, we have been able to address the CPC's concerns:

- Rich Cooper, mason, has provided us with a written estimate of costs and the scope of work. That estimate is \$5487.00 (attached).
- Blake Gorey Fabrication has provided a written estimate for the replacement of the middle railing on the steps. That replacement was recommended by Rich Cooper. It amounts to \$1850.00 (attached).
- Members of the Historical Commission have researched the material which the mason proposes to coat the repairs with, and following the advice of architect George Dole, we are going to use that product.
- Members of the Historical Commission have determined that the proposed work meets the Secretary of the Interior's Standards for Historical Preservation work.
- Because of our recent experience with construction at the Library, we feel compelled to ask for a contingency fund for this project of approximately 10%, bringing the total request we are making to \$8000.00, up \$500 from the original.
- We believe that the removal of parts of the handicapped ramp in order to allow for this work to be done, and its reinstallation, can be paid for from sources within the control of the Library.
- Therefore, we are asking the CPC to grant us \$8000.00 to complete this project.

Obviously the work cannot be started until we have secured these funds, and until the weather works in our favor, probably in the summer of 2023.

## Attachment 1

Masonry by Rich Cooper  
189 Beech Street - Holyoke, MA [01040-4054](tel:01040-4054)  
Office [413.650.0031](tel:413.650.0031)  
email: [masonrybyrich@gmail.com](mailto:masonrybyrich@gmail.com)

14 February, 2023

TO: Bob Klinger

[413-563-1480](tel:413-563-1480)

[rklinger@klingerengineering.com](mailto:rklinger@klingerengineering.com)

Attention: Bob

Project: 202 Chestnut Plain Rd, Whately.

PROPOSAL #1657

Masonry by Rich, fully licensed and insured, proposes to provide services, equipment and supplies (unless otherwise specified) needed to complete said tasks as detailed in the following description. One full year warranty from completion date (unless otherwise specified such as patching which holds no guarantee of life span):

### DESCRIPTION:

Mechanically grind several spider cracks in the existing concrete steps. Remove several areas that were patched in the past. Removing the loose material to access clean concrete. Install mechanical anchors and a bonding agent to the newly exposed concrete. Form and pour new concrete. Allow to dry and remove the forms. Apply a vinegar and water solution to the remaining existing concrete steps and landing. Brush solution to remove dirt. Using a pressure washer, rise off the concrete. Apply a concrete topping material over the entire set of steps, patched areas and landing. New material applied to provide a non-slip textured finish. Patching material performs the same as concrete, it will stain, it will chip if struck with sharp objects and salt will shorten its longevity.

Remove several broken bricks from the wing walls. Install brick to best match using type N mortar.

Total \$5,487.00

Not included: Permits, removal of benches, decking and ramp, guarantee, winter protection and anything not outlined above.

Please contact Rich Cooper with any inquiries, either at [masonrybyrich@gmail.com](mailto:masonrybyrich@gmail.com) or [413-650-0031](tel:413-650-0031).

**We accept Mastercard and Visa. Please make check payable to Richard Cooper.**

\*Patching material is only as strong as the material it is applied to. There is no guarantee of longevity with spalled, aged and cracked concrete.

Please sign and return to commence project

Sign \_\_\_\_\_ Date \_\_\_\_\_

--

**Rich Cooper**

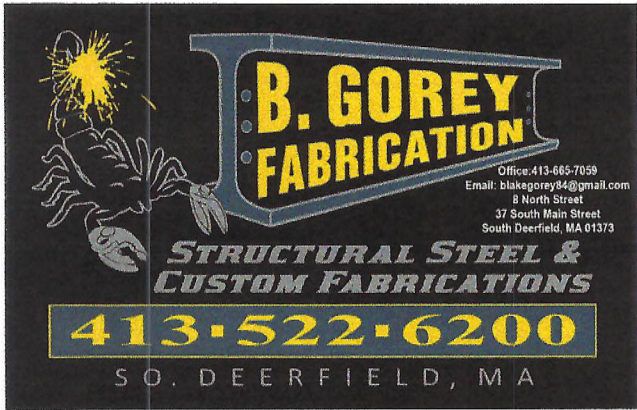
**Masonry By Rich Cooper**

Office [413-650-0031](tel:413-650-0031)

Cell/Txt/VM: [413-687-7326](tel:413-687-7326)

[Masonrybyrich@gmail.com](mailto:Masonrybyrich@gmail.com)





# Estimate

Date	Estimate #
2/17/2023	91

B. Gorey Fabrication  
 8 North Street  
 South Deerfield, MA 01373

Thank you for your business

Name / Address
Whatley library

Project

Description	Qty	Rate	Total
Fabrication of new railing to match others. Remove existing railing and install new painted rail.		1,850.00	1,850.00
		<b>Total</b>	\$1,850.00