

Historic Town Hall, Library and NEMCI Project (HTH)

Preservation for today and tomorrow

Phase 1 Project Completion Summary
January 18, 2023

Chuck Fuller & Grace Fuller
Chris Garcia, Cobalt Construction Management



HTH Project Financial Summary

| | | | |
|---|--|------------------------------|------------------|
| 2020-2022 Phase 1 Original budget: | \$330,000 | Final budget funding: | \$434,250 |
| <i>Current Available Phase 2 Funding:</i> | | | |
| Town Repair & Rehabilitation Expendable Trust Fund: | 31Dec2022 | \$ | 971.30 |
| Effingham Preservation Society funds | 31Dec2022: | \$ | 116,544.10 |
| 2021 Moose Plate Grant: | (double door restoration, 2023) | \$ | 10,000.00 |
| 2022 Moose Plate Grant: | (cupola leak repair, railing rehabilitation, 2023) | \$ | 20,000.00 |
| Total All Sources Available Funding: | | | \$147,515.40* |

*\$60,000 donations are to be used only for matching grants

Where Did the Money Come From?

- Town of Effingham Taxpayer appropriations & donated timber value
To date, approximately 27% of total project cost and funds raised
- Land and Community Heritage Investment Program (LCHIP) grant; NH Preservation Alliance grant, NH Moose Plate grants, Grand Lodge of NH Masonic Charity Fund grant
- Private foundation grants, Amazon Smile Foundation, PayPal Giving Fund, Large donors
- Effingham Free Public Library
- Effingham Preservation Society - Bake Sales & On-Line Auctions, Plant Sales, Bloomin 4 Good, Strawberry Shortcake Day, Drakesville Day celebration, numerous charitable donations
- Friends of the Library – Spring Raffle, Street Dance, Book Sale
- Historic Town Hall business public website & other public charitable donations
www.HistoricEffingham.org
- NH Gives campaigns, Giving Tuesday campaigns, Facebook birthday campaigns, memorial donations, eBay sales, employee/retiree corporate matching grants
- Regals' Annual Aluminum Can Recycling Fundraising Drive



2-Year Project Accomplishments

Building Exterior Preservation Work

Clapboards – repairs & rehabilitation, entire building

Insulation – cellulose, 2nd floor walls & ceiling less the Masonic Temple Room walls/ceiling

Copper Flashing – custom window & roof return caps, entire building

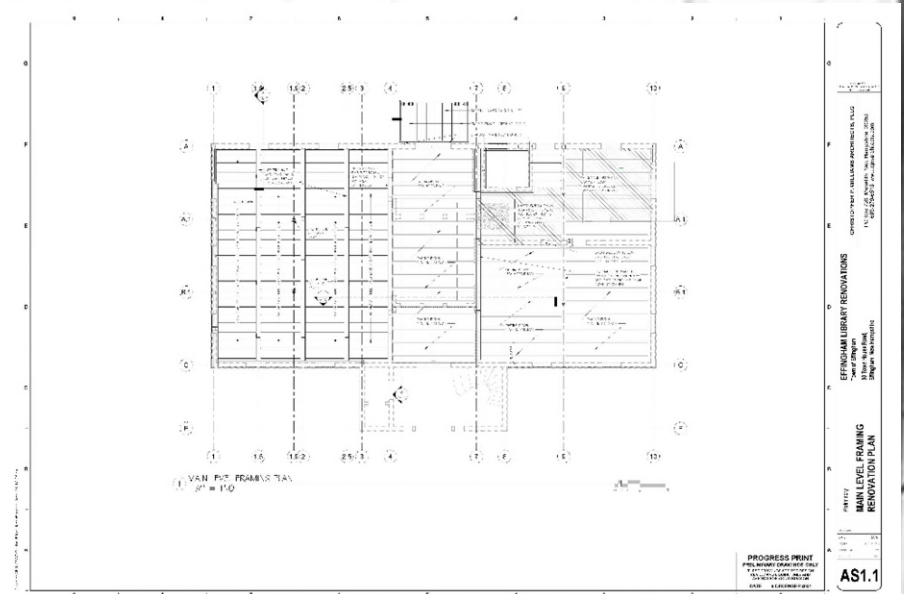
Painting – Lead Encapsulating Compound (paint) with warranty

Window Shutters – Reproduction by Beech River Mill (interesting factoid), entire building

Storm Windows – Low profile, entire building

Window Restoration – 5 of the 1st floor windows restored with weather barrier

Updated architectural floor plans



2-Year Project Accomplishments

Building Interior Preservation Work

Temple Room Moisture & Temperature Monitoring

'Add-on' – unanticipated Asbestos remediation – Children's Room

Library Main Room:

Removed suspended ceiling – recovered over 21" in original height

Plaster veneer ceiling; repairs to plaster walls

Cellulose Insulation, Ceiling – remove moisture holding fiberglass insulation

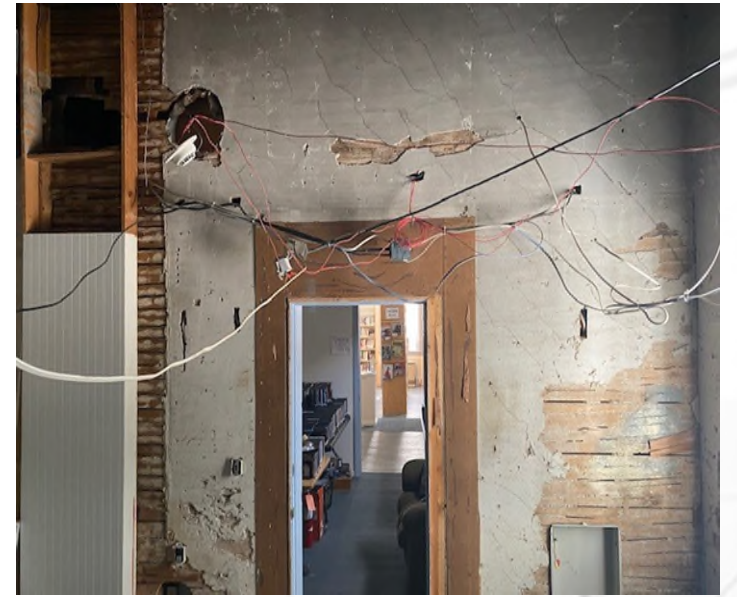
Wiring & Life Safety – upgraded electric wiring, LED lighting, emergency equipment lighting & room alarm sensors

'Add-on' – unanticipated Powder-post Beetle remediation

Floor structural support beams and joists rehabilitation, Town forest timber

Flooring – red oak and pitch pine stage inlay (pine, original flooring lumber)





What Work was not completed in Phase 1

Original Phase 1 work not completed is moved to future work phases

Energy efficient HVAC system including fresh air handling and dehumidification for building 1st floor and 2nd floor large room

Note: Masonic Temple will retain its electric heat, seasonal meeting use

Remainder of 1st floor work:

Remove suspended ceiling, restore ceiling height

Plaster veneer ceilings; repairs to plaster walls

Wiring & Life Safety – upgrade electric wiring, LED lighting, emergency equipment lighting & room sensors; 2nd floor large room wiring

The BIG *Thank YOU* to our Contractors!

Christopher P Williams Architects, PLLC, Norman Larson, Meredith

Cobalt Construction Management, Chris Garcia, Effingham

Harbor Light Strategic Marketing, Portsmouth

Jim's On Call Painting, Manchester

Conger & Son Metalworks, Freedom

Minuteman Press, North Conway

Jacobs Glass Inc., Winslow, Maine

Old Window Restorers, Warner

Alpha Electric LLC, Dover

Historic Preservation Consultant, Mae Williams, Meredith

William Walsh Post & Beam, Ossipee



COBALT

CONSTRUCTION MANAGEMENT



CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC

PO Box 703 • Meredith, New Hampshire 03253
603-279-6513 • www.cpwarchitects.com



Jim's On Call Painting

Jim's On Call Painting
135 Amory St.
Manchester, NH 03102
603-486-4220
Jimsoncallpainting62@gmail.com

My specialty is lead abatement; my geographic area is all of NH. I hold a general contractor license for lead abatement, including lead abatement supervisor. I also hold an EPA/HUD RRP Certified Renovator license. Experience includes 30+ years of interior/exterior painting, carpentry - siding, windows, doors - and over nine years in lead abatement.



The BIG *Thank YOU* to our Contractors!

RPF Environmental, Inc., Northwood

EnviroVantage, Epping

Beech River Mill, Ossipee

Lost Valley Home Care & Remodeling, Effingham

Design Day Mechanicals, Inc., New Ipswich

North Country Recycling LLC., Tamworth

Yankee Thermal Imaging, Inc., Rochester

Superior Insulation, Chocorua

Libby Logging and Forestry Service, LLC, Effingham

Timberdoodle Farm & Sawmill, Strafford

Consolidated Communications Inc., Manchester Office

Beech River Mill

Custom shutters & doors since 1851



Olde Window Restorers

Restoration and Repair of Period and Historic Wood Windows
Circa 1700 to mid 1900's

With proper maintenance your original wood windows will
far out last any replacement window you can buy.

NORTH COUNTRY RECYCLING LLC.

Recycling for the Future

SUPERIOR
INSULATION

DESIGN DAY
MECHANICALS INC

 **EnviroVantage**
ASBESTOS ABATEMENT. REMEDIATION. DEMOLITION.



Lost Valley Home Care & Remodeling

Other Preservation Work completed in addition to the Phase 1 LCHIP program

- Town of Effingham & Effingham Preservation Society entered into a formal written Operating Guidelines Agreement to define how EPS 501(c)3 charitable donations may be requested by the Town to pay for HTH Project expenses
- 1st floor window restoration – 13 windows in 2020
- Building sill beams exploration by post & beam expert in 2020 – no issues found
- Chimney demolition 2.5 floors; HTH Project Volunteers put new temporary walls and suspend ceiling in Children's Room
- Volunteers Steve Regal & Leo Racine built & installed replacement bell tower trim baseboards
- Bell tower structural beam cupola post bolts tightened
- Building crawl space treated for Powder-Post Beetles – Town pest control
- Bell tower treated for carpenter ants – Town pest control
- Upgraded building to fiber internet and expanded WIFI system to support free public access, 100/100 speeds

Other Preservation Work completed in addition to the Phase 1 LCHIP program

- Asbestos testing and air quality monitoring during removal work – Town
- Proscenium stage partial demolition; opening temporary trim installed
- Office wall partial demolition; opening temporary trim installed
- Cobalt Construction Management donated time & materials including painting Main Room ceiling
- Library Trustees, HTH Project & Americops volunteers painted walls and trim in 1st floor Main Room
- Steve Regal & Leo Racine made numerous trips to transport lumber from sawmill back to the HTH building
- New library storage shed built to handle much needed library storage space
- Grace Fuller, Sue Regal and Jen Van Cor – writers of the many successful grant applications for the HTH Project and Effingham Free Public Library
- Soliciting large donor and foundation donations. Marketing support donated by professional grant consultants Catherine & David Lynch, Evanston, IL

Salute the Volunteers!

None of this important preservation work could have been completed without the many dozens of volunteers supporting the project through their direct actions and activities, and the support from the Town of Effingham Taxpayers. A more complete list of Supporters is at: www.HistoricEffingham.org/ About tab > Our Supporters

Effingham Preservation Society (EPS): Board of Directors, bakers and bake sales, gardeners and plant sales. Managed many business donations and Drakesville Day celebrations

Effingham Free Public Library: Board of Trustees, Staff and Volunteers

Friends of the Library: Board of Directors, Members, Spring Raffle, Street Dance Day festivities

Steve and Sue Regal's Annual HTH Project Aluminum Can Fundraising Drive – reducing land fill waste, reducing Effingham's Transfer Station costs, raising funds from sales of aluminum cans – a winning trifecta!



Special Recognition . . . Our Dear Friend . . . Sue Regal



Sue wore many different hats around the Town of Effingham. She was a key:

HTH Project Team Member & volunteer,
EPS Board Member and volunteer,
Effingham Library Board Member and
volunteer,
Loving wife, mother, grandmother, and
Friend . . .

This fine Lady will be greatly missed by many many people for her bubbly disposition & hard work ethic along with her baking skills. EPS Bake Sale Whoopie Pies hereafter will never taste the same! Her smiling face brought joy to all who knew her.

Memorial donations received for HTH > \$3,500

The Effingham Library will be dedicating their new Coffee & Tea Station in memory of Sue Regal.



Thank you All for your continued interest and participation in helping to preserve this important local, state and regional landmark.

The building's future use in the community is the responsibility of all of us to consider.



This project was funded in part by a grant from the NH Preservation Alliance, which received support from its grants program from the New Hampshire Land and Community Heritage Investment Program (LCHIP).

