



**Saunders House / Sawyer Free Library
Preservation Plan: Status Report**

19 April 2018

Progress to date:

March 19 – Building Committee Meeting. Lynne Spencer and Doug Manley toured the building to get an overall view of condition.

March 21 – Doug Manley and structural engineer John Wathne of Structures North visited and reviewed the building to identify areas where exploratory holes will be required for John to inspect concealed structural features to assess condition, to determine current floor loading capacities, and assess feasibility of increasing load capacities. Following that meeting SS&V produced a drawing set that indicates locations of proposed openings for the structural exploratory and sent these drawings to preservation carpenters at Essex Restoration to develop a scope of work for exploratories.

Deborah Kelsey indicated that she has documentation of the 2015 structural reinforcement project that will help with the structural analysis of floor framing.

Doug Manley met with Betsy Passmore at the Cape Ann Museum to review their collection of drawings and photographs

Doug Manley also met on site with fine art conservator Peter Williams to view murals. Peter Williams returned on 2 other occasions in late March – early April to conduct his assessment of murals.

April 11 – Walter Beebe-Center, preservation carpenter from Essex Restoration visited the site to assess scope, and tools and material needs for providing viewing access (and follow-up repair of openings) to the structure for Structures North.

Peter Williams provided a preliminary assessment report for the murals

SS&V Requested and received drawings of the 2015 structural repairs from the Gloucester Building Department.

April 18 –. Doug Manley met with Deborah Kelsey to review previous assessment reports and repair documents that Deborah has researched and collected.

SS&V has worked over the last month to collect and format drawings of the building for use in overall planning schemes. SS&V now has CAD drawings that are formatted for their use. SS&V reviewed previous assessment reports by Finch and Rose and by Design Technique, Inc.

TOPICS FOR THE APRIL 23 MEETING:

Program of Needs

SS&V has reviewed the current and previous space use programs with the goal of identifying space use needs that may be suited for the Saunders House. This review has confirmed previous discussions on the need for meeting rooms. In addition, we noted a document stating the need for ‘four small, enclosed study rooms with natural light, each for up to four people seated at a table.’”

Based on our meeting with the Committee on March 19, 2018, the idea of archival storage was not considered suitable for the Saunders House in view of the requirements for climate control in addition to floor load capacity and security.

Are there office needs that could suitably be in the Saunders House, either for Library personnel, or civic committees like the Historical Commission. Do the Library Board or standing sub-committees need a dedicated meeting room, or file/records room, which could also serve as an office?

We ask the Committee to confirm the following program of needs, and comments on the potential program:

Confirm:

Meeting Rooms for daytime and evening use by the public

4 study rooms as described above

Potential:

Dedicated Board/Committee room

Dedicated Board/Committee office/file room

Civic office space

Structural Investigation

In reviewing past reports and records, Doug found at least 2 reports from structural engineers commenting on the inability to assess the second floor for defects or loading capacity without destructive exploratory openings. As you know we carried the services of skilled craftsman from Essex Restoration to make the openings and subsequently patch them.

Attached is a plan showing the locations. This will involve a combination of openings in plaster ceilings and pulling up floor boards. All efforts will be made to minimize dust and noise. Rather than opening plaster ceilings as shown for the first floor, we will try to take up floor boards on the second floor.

We had hoped that use of a boroscope would provide the information needed, but John Wathne, our structural engineer, is quite adamant that he needs to ‘get his head’ into the space to examine framing sizes and connections. Given the record of past engineers wishing to do the same, this is the time to tackle this as part of the assessment. The exploratory openings will be coordinated with Deborah.

Prepared by Lynne Spencer and Doug Manley